

SEPTEMBER 13, 2017

The monthly business meeting of the Hope Township Committee convened at 7:00 P.M. at the Hope Township Municipal Building with the following members present: Mayor Timothy McDonough, Deputy Mayor George Beatty, and Committeeman Christopher John Kruk. Also present were Municipal Clerk, Judith Fisher, RMC, Township Engineer, Ted Rodman, P.E., and Michael Selvaggi, Township Attorney.

Under the provisions of the "Open Public Meetings Act", adequate notice of the meeting had been provided by publishing notice in The New Jersey Herald and The Star Gazette and by posting notices in the Hope Post Office and on the Township bulletin boards. The flag was saluted and roll call taken.

Township Engineer:

Salt Shed: Bids were received as follows:

RAM Construction: Base Bid - \$88,000; Alternate - \$90,800

Conestoga Buildings: Base Bid - \$123,550.00; Alternate - \$124,900

Bids received were much higher than estimated. The salt shed has been bid several different ways since 2014; the most recent with plans. Following discussion, the Committee agreed to bid the project again using the same specifications. Mr. Rodman will see if costs can be lowered.

DPW Generator: The generator is in place and working; it will self-test once a week for 20 minutes.

Fill on Ridgeway Avenue:

TTC Contractors must do one of the following:

-Remove the fill

-Provide the information requested by the Health Department and NJDEP

-Provide on-site testing

There is no activity at the site.

Stormwater Management:

Currently nine points have been earned in five hours – will not exceed the \$2500.00 appropriated.

State Aid: Applications are due on October 6th. Birch Ridge was rejected for State Aid; have not heard back on discretionary funding at this point. Osman Road is being considered for next year.

Jenny Jump overlay, sections one and three have been completed – under budget. Mr. Rodman authorized the guiderail to be installed. He has also authorized issuance of the check in the amount of \$95,000. The grant requires a yellow line to be installed on portions of the road that are at least 16 feet wide. Many residents have expressed concern with the narrowness of the road and the danger of installing the yellow line. The town must meet all requirements of the grant to ensure future funding. An engineer of the NJDOT will visit the site to determine the areas to be lined.

Union Brick Road: Mr. Beatty discussed a neighbor dispute involving the blockage of piping to a catch basin on one property which is affecting a pond on the adjoining property and has the potential to cause road flooding. He suggested asking Mr. Respi to change the piping on his property, putting a collar on it at a forty-five-degree angle to the roadway where the town can install a catch drain and run a pipe to a cross drain. Landscaping on the property will be negatively affected.

Mr. Selvaggi stated this is a private dispute. The town should only take action if it affects a township road. He recommended having Mr. Rodman inspect the site to see if the neighbor's activities of blocking the pipe are compromising the road; if it is then the town can move forward with the issuance of a violation notice. Mr. Rodman and Mr. Beatty will visit the property.

PROCLAMATION: National Domestic Violence Awareness Month, October 2017

DOMESTIC ABUSE & SEXUAL ASSAULT CRISIS CENTER (DASACC) NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH, OCTOBER 2017

WHEREAS, in 1991, the New Jersey Legislature found and declares that domestic violence is a serious crime against society; and

WHEREAS, domestic violence affects people of all ages, races, genders, income levels, and sexual identities; and

WHEREAS, survivors of domestic violence must deal with the effects of physical injuries, psychological damage, financial barriers, and trouble finding safe housing; and

WHEREAS, everyone should be free from violence; and

WHEREAS, no one should feel unsafe in their own home; and

WHEREAS, domestic violence will not be eliminated without a concerted effort amongst the community at large; and

NOW, THEREFORE, I Mayor Timothy McDonough of the Township of Hope, in conjunction with the Domestic Abuse & Sexual Assault Crisis Center of Warren County, hereby proclaim:

OCTOBER 2017 AS DOMESTIC VIOLENCE AWARENESS MONTH

In Hope Township and urge residents to work together to raise awareness to this important issue and support those who have been victimized.

Attorney Michael Selvaggi: Discussion on Affordable Housing (COAH):

Mr. Selvaggi distributed the settlement agreement to the Committee. He provided a background on the Supreme Court lawsuit system for determining each municipality's obligation. He noted the most important aspect from Fair Share Housing Center is Hope Township is not perceived as an area of increased growth. E-Consult has calculated the municipal obligation as six; Fair Share Housing determined it to be 99. The settlement focuses on reducing the number by 30 percent using durational adjustment – acknowledgement that there is no infrastructure to support high density development. However if circumstances change in the future, the ordinances will reflect that change by allowing for higher density development. Over the course of numerous discussions with Josh Bauers, attorney for Fair Share, Mr. Selvaggi agreed to take the 30 percent reduction to 70 and put the entire number in a durational adjustment. He reviewed the settlement agreement providing an overview of the lack of infrastructure and requesting the third round obligation to be deferred. The town does have the obligation to amend the Fair Share Plan under the Master Plan to include other ways to bring in low income housing through development tracts, accessory apartments, homes for the developmentally disabled, NORWESCAP, etc. Mr. Selvaggi noted that each bedroom in the group homes would count as a COAH unit.

Mr. Selvaggi described the procedure from this point, ratifying the agreement at a hearing on October 23rd and then moving forward with the Planning Board to amend the Fair Share Plan. Mr. Hyer, Planner, has already prepared a tentative plan. An overlay ordinance will then be adopted indicating if there is any development, 20 percent will be set aside for COAH. A spending plan will also be required to assist with rehabilitation. By agreeing to the settlement the Committee will have met their constitutional obligation by having a realistic opportunity for low/moderate income housing in the municipality.

Mr. Kruk asked for clarification regarding bulk development as opposed to individual development. Mr. Selvaggi explained the spending plan would collect a fee from each individual building a home. The Committee will determine the percentage to be applied through the spending plan. Mr. Selvaggi discussed changes to the ordinances that can make it easier to provide the housing without the need for variance relief. Deed restrictions were overviewed for rehabilitation funding and the commitment to provide low income housing.

Mr. Selvaggi stated if the Committee chooses to ratify the agreement, hearing notice would need to be published and the hearing would be held on October 23rd. The Committee would then have 120 days to amend their Fair Share Plan and adopt the spending plan and overlay ordinance; all to be forwarded to Fair Share for their approval. In 2020, an update on compliance is required to be provided to Fair Share. Following the lengthy discussion, the Committee asked for additional time to further review the agreement for a decision at the next meeting. Mr. Selvaggi will ask the court to tentatively keep the

hearing scheduled for October 23rd. He noted the majority of municipalities have settled and for those who have not settled, early decisions have not been favorable.

Mr. Selvaggi offered to send a representative from his firm to the next meeting to answer any questions.

Cell Tower:

The Committee discussed the bid submitted including exceptions. Mr. Selvaggi reviewed and clarified the exceptions. The percentage for collocation has not changed. The Committee would like the tower height to not exceed 150 feet, the contractor had mentioned 200 feet. Mr. Selvaggi stated bidder exceptions must be acceptable to the municipality; he noted tower height was not included. He recommended the Committee accept the bid.

PAYMENT OF BILLS AND RECEIPTS:

Mr. Kruk reviewed the receipts - Total: \$21,257.71

Mr. Beatty reviewed the bills list – Total: \$449,902.03

Following review and discussion on the Agway, Blairstown Animal Hospital bills, Mr. Kruk made a **motion** to pay the bills, \$449,902.03, seconded by Mr. Beatty.

Roll Call Vote: Mr. Kruk, yes, Mr. Beatty, yes, Mayor McDonough, yes
Motion carried.

REPORTS:

Warren County Health Department:

458 Delaware Road – Very bad odor. No calls received in the past year. File closed.

119 Nightingale Road – Well drilled without permit; original well is currently being used. The new well has not been put into operation. No change in status.

329 High Street – Expansion of use beyond the approved septic capacity. No change in status.

34 Ridgeway Avenue – Truckloads of fill. No change in status.

252 Shiloh Road – House demolition; (The septic abandonment was witnessed and found to be satisfactory); well status pending.

Rabies Report: No activity

Food Establishment: US Gas was inspected and received a satisfactory rating.

Kennels: No activity.

Recreational Bathing: Hope Conference Center Pool, Land of Make Believe Pool and Wade, LMB Blackbeard’s River and LMB Pirate’s Peak and Splash Down, and Silver Lake Property Association Beach were inspected and received satisfactory ratings.

Youth Camps: No activity.

Campgrounds: Cranford West was inspected.

Septics/Wells: One septic repair application was approved; one septic alteration was installed; one well was installed.

Committeeman Christopher John Kruk:

Mr. Kruk questioned expansion by Fit Chicks and increase in monthly use fee. Mr. Beatty felt additional information was needed. Mrs. Fisher will discuss this item with Robin Keggan for clarification.

Mr. Kruk expressed concern with the number of disappearing street signs. He suggested installing cameras to address the issue. The Committee agreed.

Municipal Clerk: Correspondence on file in Clerk’s Office

RESOLUTIONS:

2017-48 Refund Real Estate Taxes for Block 1600, Lot 800

WHEREAS, third quarter 2017 property taxes on property owned by Richard & Delia McEllen located at 132 North Locust Lake Road were paid by both the McEllen's attorney at closing and their mortgage company, Wells Fargo Home Mortgage; and

WHEREAS, Wells Fargo Home Mortgage has requested that the duplicate payment be refunded and has provided the Tax Collector with proof of their payment:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Hope on this 13th day of September 2017 that the Chief Financial Officer be authorized to draw a check in the amount of \$2,235.63 payable to Wells Fargo Home Mortgage of 1 Home Campus, MAC F2302-04D, Des Moines, IA 50328 to refund the duplicate tax payment.

Mr. Kruk made a **motion** to adopt Resolution 2017-48, seconded by Mr. Beatty.

Roll Call Vote: Mr. Kruk, yes, Mr. Beatty, yes, Mayor McDonough, yes
Motion carried.

2017-49 Canceling Tax Sale Certificate 2017-002, Block 1800, Lot 500, 351 High Street

WHEREAS, third quarter 2017 property taxes on property owned by Richard & Delia McEllen located at 132 North Locust Lake Road were paid by both the McEllen's attorney at closing and their mortgage company, Wells Fargo Home Mortgage; and

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Mr. Kruk made a **motion** to adopt Resolution 2017-49, seconded by Mr. Beatty.

Roll Call Vote: Mr. Kruk, yes, Mr. Beatty, yes, Mayor McDonough, yes
Motion carried.

2017- Supporting Assembly & Senate Bills Amending the Open Public Records Law

Mr. Kruk provided a brief overview of the resolution. This item was tabled until the next meeting to allow the Committee to review the proposed legislation.

2017 - Supporting Consolidated School System

The Committee agreed to hold this resolution for further review, expressing concerns with whether government should be involved in such a decision and possible cost increases.

OLD BUSINESS:

Status:

Sanitary Landfill: Still waiting to hear back from the NJDEP.

Wastewater Management Plan – Grant Search: The DCA has identified a grant; waiting for the information.

Repairs to Rock Wall Historic District:

Jason May has withdrawn his proposal to repair the wall due to his busy work schedule. Mr. Kruk spoke to Link Paul Masonry of Blairstown who may be interested. Three quotes are required if the cost of the project falls under the threshold.

NEW BUSINESS:

Best Practices: Due date – October 20, 2017

Mrs. Fisher and Mrs. Reinalda have completed the inventory and have met the requirements for 100 percent with 21 points. Clarification is needed on whether or not the budget was adopted late in 2016. This item will be added to the work session agenda.

Raffle Application: 2017-10 Hope PTA October 8 – 50/50 (Car Show)

Raffle Application: 2017-11 Hope PTA December 9 – 50/50

Mr. Kruk made a **motion** to approve the Raffle Applications 2017-10 and 2017-11, seconded by Mr. Beatty.

All were in favor. Motion passed.

Municipal Software: Email Services – Google Apps for Government 2017 – N/C; 2018 - \$1,320
Mayor McDonough and Mr. Kruk will follow up with Mayor Perry and Mr. Moore.

Public Participation: This portion of the meeting was opened to the public for any questions or concerns.

There being no members of the public wishing to speak, this portion of the meeting was closed.

Approval of Minutes:

Business Meeting: July 12, 2017

Business Meeting: August 9, 2017

Mr. Kruk made a **motion** to approve the minutes as listed, seconded by Mr. Beatty.

All were in favor; motion passed.

Liquor License Fees:

Mrs. Fisher informed the Committee that the Consumption License Fee can be increased by 20 percent at this time. The Committee agreed to leave the fee as is. Clarification is needed on the number of liquor licenses within the municipality and if a license is available.

Resignation Letter:

Robin Keggan has resigned as Basketball Director. She is willing to serve this season, assisting a new director. The position will be advertised on the website effective immediately.

Seeing there was no other business for tonight, this meeting of the Hope Township Committee was adjourned at 9:05 p.m. on a **motion** made by Committeeman Kruk, seconded by Committeeman Beatty. Motion carried.

Respectfully submitted,

Judith M. Fisher RMC
Municipal Clerk