

WEST AMWELL TOWNSHIP COMMITTEE MEETING

April 5, 2017 - 7:30 p.m.

CALL TO ORDER AND STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

The regular meeting of the West Amwell Township Committee was called to order at 7:35 p.m. Present were Mayor John Dale, Deputy Mayor Stephen Bergenfeld, Committeeman Zachary T. Rich, James Cally, Gary Hoyer, Clerk Lora Olsen and Attorney Philip J. Faherty III. Also in attendance were Heidi Tomenchok, Hal Shute, Dave Beaumont, David Gill, Jeff Ent, John Dupuis, Hal Shute and Kevin Russ and Lou Meloro of Tilson.

Mayor Dale announced that this meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was included in the Resolution faxed to the Hunterdon County Democrat and Trenton Times on January 2, 2017, was posted on the bulletin board in the Municipal Building on said date and has remained continuously posted as required under the Statute. A copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

The meeting was recorded via digital recording system.

FLAG SALUTE

The mayor led those in attendance in the pledge to the nation's flag.

AGENDA REVIEW BY TOWNSHIP CLERK

There were no announced additions or deletions.

ANNOUNCEMENTS

- West Amwell Fire Company Auxiliary Roast Beef Dinner, April 8th 4-7 p.m.
- Township Offices Closed April 14th for Good Friday
- Well Water Testing for Township Residents, Collection Kits Available for Purchase on May 20th 8 a.m. to 12:30 p.m. at Municipal Building, see Website for Further Details
- Please Come to the Table if You Wish to Address the Committee
- Kindly Turn Cell Phones Off During Meeting

PRESENTATION OF MINUTES

The March 15, 2017 Regular meeting minutes were unanimously approved on motion from Bergenfeld, seconded by Cally.

OPEN TO THE PUBLIC/TOPIC NOT ON THE AGENDA

Heidi Tomenchok presented a draft introduction as to the purpose of the Community Outreach committee and the proposed utilization of the website through an email notification system to convey information to residents. A preliminary listing of planned communications was also presented for review and approval. A similar list would be presented monthly. Mrs. Tomenchok relayed that the plan is to email notifications at varying intervals concerning upcoming events. A review of the existing web hosting contract as well as contact with the vendor concerning email limits is a work in progress. Appreciation was extended to Mrs. Tomenchok for her efforts for community involvement.

John Dupuis, the Township's Municipal Alliance representative, gave a brief update on activities. The January audit has been completed and a program for students and parents on suicide was well received. Also noted was that the business administrator who has handled municipal alliance work is retiring. A one-year back up plan is in place.

SPECIAL PRESENTATION(S)

Reports by Department Heads – Jeff Ent, West Amwell Fire Chief, provided the following:

- the firehouse was staffed for 12 hours during the February 9th snow and 17 hours for the one on March 14th-15th
- a March 2nd safety walk through of the solar arrays was held with Brian DeMaio of ONYX that included Captain Bartzak, Harry Heller and himself. Mr. Ent relayed that Mr. DeMaio was most accommodating.
- manuals for both arrays have been obtained as well as access and contact information in addition to shut off points
- the parking lots lights that were supposed to have been updated following the energy audit have been replaced by the fire company with LED lights and a photo eye.

Mr. Ent proceeded to question the status of the generator, requesting that this be expedited.

He was advised that Oliver Communications needs to do final hook-up from the generator to the building after the vendor provides for the initial start-up. Township Engineer Burr is to coordinate these schedules. A plumber was required to install a regulator and this was accomplished providing the 2.5 psi needed for when the generator is in use. However, the vendor has advised that on start-up, a psi of between 5 and 14 is needed. DPW Supervisor Rollero is to coordinate with Mr. Tillett for the pressure adjustment, after which the vendor and installer can proceed. Mr. Ent then relayed that the company did not do as they said as there were to be three generators on site but there was only one and it was a portable. The result was that the doors were unable to be raised. He also commented on the fact that this has been a 4 month project. Mr. Bergenfeld noted that the JCP&L commitment was a problem due to the storms that put this project on hold. Contact will be made with Mr. Burr as to getting this project wrapped up and a date for same.

David Gill, Township Tax Assessor, relayed that the appeal date is May 1st and that there are currently five to be heard at the County.

Tilson/Verizon re: Right-of-Way Request – Kevin Russ, a representative from Tilson for this project, and his assistant Lou Meloro, provided samples of the equipment proposed for installation on poles in the right of ways. The canister for the top of the pole holds internal antennae to provide for 3-way directional signals. The shroud is placed lower on the pole at approximately the 12 foot level, holds the cable and mounts to the backside. Mr. Russ relayed that there's currently 130 of these installations in place, primarily in Jersey City, Newark and at the shore, and the plan is for 2300 around the state. The purpose is to provide for areas where gaps in coverage exist and that the coverage area provided by these units runs between 1500 and 2000 feet. The system works off fiber but not FIOS. The company is looking for a resolution from the town to permit these installations. Building permits for the equipment and electrical permits for inspection purposes will be needed. Attorney Faherty questioned whether these installations have to comply with local zoning. Mr. Russ stated that installation in the ROW would be exempt from zoning regulation. What they are looking for is municipal consent to attach the equipment to the poles in the ROW and that contracts are needed for this installation from the pole owner. However, if primarily power (electric) is at the top of the pole, they cannot use it. They are looking for a pro-active consent from the town and are willing to come back when additional sites are identified. As to a question concerning obtaining permission from the County and State, Mr. Russ noted that these entities are easier in that they 'own the dirt' under them, which is not always the case for municipalities. He also relayed that the equipment is owned by Verizon Wireless and that they would not have agreements with other carriers as the footprints would be different. Any installation on a Verizon owned pole would necessitate an agreement with the carrier. Asked about the benefit to the community, Mr. Russ offered that there would be better service to residents with cell phones. Concern was expressed about what all this would look like and issues surrounding locating calls for emergency service tri-angulation. The latter concern was dismissed in that new technology now exists for this. The plan is for eventual 5G service, probably around 2020, and that the initial service would be 2, 3, or 4G. Mr. Russ also advised that there's been no survey yet as to where service would be needed. This would be done once the resolution of approval is in place and stated that they would be willing to come back once problem areas are identified. Questioned about what would happen in an area with only underground utilities in the ROW, Mr. Russ advised that zoning clearance would then be required. Questioned whether approval has been received from any contiguous municipality, it was relayed that East Amwell has done so. The consensus of the governing body was to obtain an analysis of the problem areas and to modify the resolution so that the project can move forward. However, the resolution would be conditioned on a return for approval with identified locations. Mr. Shute observed that there are only Verizon and JCP&L poles in the municipality; therefore, installations would occur only on Verizon poles.

Attorney Faherty will prepare a modified resolution for consideration at the next meeting.

INTRODUCTION OF ORDINANCE AND/OR PUBLIC HEARING

None

STANDING COMMITTEE REPORTS

Open Space

- *Project Status Updates*: Hal Shute advised that the State is in receipt of the **Runkle** appraisals and the wait is now for certified market value (CMV). The appraisal information has not yet been shared with the Runkles and that the two appraisals are far apart was noted. This is most likely because there is not enough data or turnover on similar properties to provide comps.

The **Holcombe** project is waiting for the recording of the second amendment to the lease. The committee is working on some other projects and will meet next week for that discussion.

UNFINISHED BUSINESS

Possible Appointments – none

Updates - The **construction clearance** item was held and is to remain on the agenda. 2) Attorney Faherty presented a license agreement for the **well** on Block 23 Lot 12. It was approved for release pending correction of a typo. 3) The fire house **generator** was discussed earlier in the evening. 4) Attorney Faherty has been in touch with Mr. Warford concerning **Block 46 Lots, 5, 6, 7**. He wants to pay for both the search and title but needs three weeks more. The extra time frame was approved. 5) A switch has been installed in the basement for the **solar installation**. The array has SREC registration; JCP&L has replaced the meter and has given approval to operate; the project is transitioning from construction to asset management; the first monthly lease check has arrived; the landscape bond is still in the hands of the township engineer; a list of contract people has been provided; and, the Township will be invoiced twice a month for power purchasing. As for the latter, a copy of the latest JCP&L bill was requested for a comparison review. 6) No quote has been received in the matter of the **condition of the existing electrical system**. However, Mr. Rich advised that it would be around \$10,000. The patch that was done with 3M tape was an appropriate fix per the mayor. The issue of water coming in through the panel box in the basement was raised. This will necessitate a foam seal around the incoming wires. Direction to do so will be given to the DPW Supervisor. 7) In response to a recently received e-mail from ACO Murphy concerning an **animal impoundment facility**, Attorney Faherty relayed that Title 40 provides power to create a pound but it is not required. There can be a contract with the County or a licensed pound but again it's not required. He has requested that the ACO provide contract information and it appears that three such contracts would be needed—dog, cat, and vet services. A no-fee impound for cats and kittens from Tabby's Place was submitted. Concern was raised over the open-ended nature of these contracts and owner responsibility for costs incurred. The ACO has relayed that these contracts are needed in order to do her job. Attorney Faherty will follow-up in this regard. 8) A **cost savings measure** for a firing range on municipal property for police qualification activity was relayed by Mayor Dale. This initiative was shot down due to the presence of the C1 stream corridor. However, Open Space will look around in an effort to identify another location. Mr. Shute advised that a list of ideas will be reviewed at Monday's meeting. Mr. Rich advised that Captain Bartzak has developed a list and requested that the mayor make contact. 9) Mayor Dale added the **2017 vehicle maintenance** to this list (formerly 10.D.). Instead of the previously mentioned shared service for in-house work, he advised that ASC certification for brake work is something that he does in his work world. The DPW crew already changes oil and filters for the police vehicles and TJ Burd has been approached about getting ACS certification for brake work. The study guides for this certification are to arrive next week. Thereafter, only big vehicle jobs will go to the dealer. A savings projection over a 12 month period should run between \$15,000 and \$18,000. 10) The mayor also advised that he'll be meeting tomorrow with insurance representatives concerning **health benefits** in another cost savings investigation.

Decision Concerning Recorded Meetings – Mayor Dale read the following into the record: "As a cost savings measure, we will only record meetings as required by law for Boards/committees." He further explained that the Township Committee is not required to tape and only hearings at the Planning and Zoning Board meetings have a tape mandate.

Rich motion to approve the motion as read. Bergenfeld second. Motion carried unanimously.

Dave Beaumont commented on the decision to eliminate taping, noting his appreciation for the minutes as produced as they provide some 'meat' as to what transpired, unlike those at South that he finds frustrating in that regard.

NEW BUSINESS

S & W Resolution Amendment

RESOLUTION #58-2017
Amending Resolution #95-2016

BE IT RESOLVED by the Committee of the Township of West Amwell that the 2016 Salary and Wage Resolution, adopted July 20, 2016 be amended as follows:

Position	Salary/Compensation
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Add:

Substitute Electric Inspector Keith Steele	\$ 32.50/hr
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Deputy Board of Adjustment Secretary Rosikiewicz	\$200.00/meeting
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The Resolution was unanimously approved on motion by Bergenfeld, seconded by Cally..

Construction Office

- Resolution Authorizing State Contract

RESOLUTION #59-2017

WHEREAS, the Township of West Amwell, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.20 ©), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Amwell has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Township of West Amwell intends to enter into contracts with the attached Referenced State Contract Vendor(s) through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts;

NOW, THEREFORE, BE IT RESOLVED, that the Township of West Amwell authorizes the Purchasing Agent to purchase certain goods or services from those approved New Jersey State Contract Vendors on the attached list, pursuant to all conditions of the individual State contracts; and

BE IT FURTHER RESOLVED, that the governing body of the Township of West Amwell pursuant to N.J.A.C. 5:30-5.5(b), the certification of available funds, shall either certify the full maximum amount against the budget at the time the contract is awarded, or no contract amount shall be chargeable or certified until such time as the goods or services are ordered or otherwise called for prior to placing the order, and a certification of availability of funds is made by the Chief Finance Officer; and

BE IT FURTHER RESOLVED, that the duration of the contract(s) between the Township of West Amwell and the Referenced State Contract Vendor(s) shall be from April 5, 2017 to December 31, 2017.

<u>Commodity/Service</u>	<u>Referenced State Contract Vendors</u> <u>Vendor</u>	<u>State Contract #</u>
Office Furnishings	Dancker	12Z05189

The Resolution was unanimously approved on motion by Cally, seconded by Bergenfeld.

- Authorization for Purchase:

RESOLUTION #60-2017

WHEREAS, there is a need to purchase construction office furnishings for the Township of West Amwell, in the County of Hunterdon, State of New Jersey; and

WHEREAS, this commodity can be purchased through State Contract #12Z05189; and

WHEREAS the CFO has certified to the Township Clerk that funds are available in the 2017 Budget; and

WHEREAS, public bids are not required when the purchase is under a state contract in accordance with 40A:11-12 of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of West Amwell, in the County of Hunterdon that the CFO is hereby authorized and directed to approve and forward a Purchase Requisition to Dancker for the purchase of construction office furnishings as described in the quotation received.

The Resolution was unanimously approved on motion by Bergenfeld, seconded by Cally.

Delaware Township School Partners in Education re: Raffle Application

- *Findings & Determination:* The responses provided on this document were reviewed and approved for the granting of the license.

- *Resolution*

RESOLUTION #61-2017

WHEREAS, application has been received the Township of West Amwell to grant a raffle license, and

WHEREAS, no objections have been received the Clerk of the Township, nor were any objections made at the regular meeting.

NOW, THEREFORE BE IT RESOLVED that the raffle license be granted

TO: DTW Partners in Education, Inc.
BENEFIT: Programs to support, enrich and enhance curriculum at
Delaware Township School in Sergeantsville NJ
DATE: May 19, 2017
TIME: 6:00 p.m. – 11:00 p.m.
LOCATION: Saddle Ridge Banquet, Route 179 Lambertville NJ

The Resolution was unanimously approved on motion by Cally, seconded by Bergenfeld.

OPEN TO THE PUBLIC

Mr. Beaumont questioned whether Verizon Wireless will be running FIOS and was advised in the negative.

Mr. Shute commented that it's not the same company and that it was Verizon that was supposed to have provided FIOS several years ago.

Mr. Bergenfeld questioned whether the letter to the payroll company had been sent and was advised that it had gone out with a response due by April 14th.

Mr. Cally mentioned several items of correspondence including the overhaul of the bail system, the changes at the police level, and concern over this unfunded mandate. He also advised that he sent a letter to the legislators about the PFRS pension bill. Mr. Rich overviewed the situation with the Dallas police and the problems incurred with that pension system. Mr. Hoyer noted the movement in New Jersey to capture the best funded pension systems and combine them with those of the State.

The NJDOT letter from February concerning a crosswalk on Route 29 near the flea market was noted. The decision on this request was denied.

The situation with PennEast was mentioned in that a decision by FERC is anticipated soon. There will be a meeting of the West Amwell Citizens Against the Pipeline on April 20th. Also mentioned was the \$5000 donations made by PennEast to the Trenton soup kitchen and police department.

Mr. Rich advised that he was approached about bill boards on Route 202. No interest was expressed in this initiative.

Other items mentioned included the OPRA with Attorney Lanza; that not all tax appeals filed with the County are farmland; a LOI for 1753 Linvale-Harb. has been filed with DEP and notice sent to neighboring property owners. The project is on 17 acres, consists of a 2 story dwelling, and proposes a 2300 sq ft exhibit hall and deck; that e-mails have been flying around about the missing Green Acres sign on Barry Road. Also that the tree cutting being done falls on that property falls under the woodlands management plan.

ADMINISTRATIVE REPORTS

Tax Collector – The monthly report for February & March 2017 were received showing receipts in the amount of \$1,996,553.58 and \$94,422.45, respectively.

Police – The March 2017 Monthly Report showing 1092 incidents, 136 summonses and no warnings was received. Thirty nine (39) summonses were issued in conjunction with the shared service with East Amwell.

Website Review – n/a

The reports were accepted, without comment, as filed.

CORRESPONDENCE

The correspondence as listed on the Agenda was ordered filed.

ADJOURNMENT

There being no further business, the meeting was unanimously adjourned at 9:45 p.m. on motion from Dale.

Respectfully submitted,

Lora Olsen, RMC
Township Clerk

APPROVED: April 19, 2017