

WEST AMWELL TOWNSHIP COMMITTEE MEETING

June 10, 2013 - 7:00 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 7:05 p.m. Present were Deputy Mayor Deputy Mayor Thomas J. Molnar, Committeeman George A. Fisher, and Clerk Lora Olsen. Also in attendance were John Cronic, Cathy Urbanski, Leon Walters, Porter Little and CFO Tom Carro (8:10)

Deputy Mayor Molnar 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, 2013, 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.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Cathy Urbanski led the assembled group in the pledge to the nation's flag.

AGENDA REVIEW BY TOWNSHIP CLERK

The following item was added: Letter from BJ Hunt on behalf of the Country Fair Committee.

ANNOUNCEMENTS

The following announcements were made:

- Municipal Offices Closed July 4th for Independence Day
- Hunterdon County Hazardous Waste Cleanup Day – July 13th, Rt 12 Complex
- Hunterdon County Computer & Electronics Collection – Oct 12th, Rt 12 Complex
- Please Come to the Table if You Wish to Address the Committee
- Kindly Turn Cell Phones Off During Meeting

PRESENTATION OF MINUTES

The May 22, 2013 Regular and Closed Session minutes were unanimously approved on motion from Molnar, seconded by Fisher.

OPEN TO THE PUBLIC/TOPIC NOT ON THE AGENDA

John Cronic came forward regarding Lambertville Arts Theatre's proposed designation of the ESC parking lot for their patrons without an input from the Township. Mr. Cronic noted that he received a letter concerning the application to the Lambertville zoning board due to his proximity to the proposed site and attended the meeting. He relayed several concerns, including the ability of one municipality to place such an obligation on another municipality, and requested that the matter be looked into. The group is paying ESC, Finkle's and Lambertville Ceramics for the use of their parking lots. Mrs. Olsen noted that a call was received in the office from the applicant's attorney and was directed to the Zoning Official. Mr. Fisher observed that the proposal was made so as not to inconvenience Lambertville restaurants.

Leon Walters inquired about the status of the Township's Toll south property as he is interested in purchasing same. Mr. Fisher advised that there has been talk about listing the property with a realtor but no decision made or what the price would be. The anticipated price vs the auction bid received was noted by Mr. Molnar. It was also relayed that there's a price below which the property cannot be sold and this would also have to be more than the last bid to avoid a lawsuit. At this point a determination has not been made as to whether to list or auction. Which even method is used, the process has to be open. Mr. Fisher stated that the Township is not in the business to hold property and would prefer that this piece be returned to the tax rolls and be productive. He also advised that the Committee will come up with a plan by the end of the month.

Porter Little overviewed his work on lining up a hauler and results to date. He was advised to request just a hauling fee, as the Township will pay for disposal, and expand his search beyond disposal companies. A couple of suggestions were offered.

SPECIAL PRESENTATION(S)

Municipal Alliance – Jason Fuhr was not in attendance.

Regionalization – Dave Beaumont was not in attendance.

INTRODUCTION OF ORDINANCE AND/OR PUBLIC HEARING

Public Hearing: Ordinance 5, 2013 AN ORDINANCE PROVIDING FOR THE ACQUISITION OF REAL PROPERTY IN THE TOWNSHIP OF WEST AMWELL, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

Proof of publication in the May 30, 2013 issue of the Hunterdon County Democrat was presented. The ordinance has been posted and available to the public since its introduction at the May 22, 2013 Township Committee meeting. Mr. Molnar read the Ordinance by title and opened the public hearing. Hearing no comments, the public hearing was unanimously closed.

The Ordinance was unanimously adopted on motion by Fisher, seconded by Molnar.

Public Hearing: Ordinance 6, 2013 AN ORDINANCE TO AMEND ORDINANCE 1, 2013 TO PROVIDE FOR AND DETERMINE THE RATE OF COMPENSATION OF OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF WEST AMWELL, COUNTY OF HUNTERDON, NEW JERSEY

Proof of publication in the May 30, 2013 issue of the Hunterdon County Democrat was presented. The ordinance has been posted and available to the public since its introduction at the May 22, 2013 Township Committee meeting. Mr. Molnar read the Ordinance by title and opened the public hearing. Hearing no comments, the public hearing was unanimously closed.

The Ordinance was unanimously adopted on motion by Fisher, seconded by Molnar.

STANDING COMMITTEE REPORTS

Open Space

- *Conservation Easement Enforcement:* Mrs. Urbanski relayed that there is no enforcement capability if a violation is found. The Zoning Official is willing to do this but cannot without an ordinance naming him as enforcement officer. She has researched the 1979 State statute and has checked ANJEC and East Amwell. Although conservation easements are referenced, no one has an ordinance as to who monitors and/or enforces. A brief discussion ensued about violations that can be moved (e.g., sheds, fences) and those that are permanent (e.g., pools). There is money in the grant to hire someone for this work as well as to pay for both Attorney Faherty and the planner to prepare an ordinance. Mrs. Urbanski will speak with Attorney Faherty and this will be an agenda item for the 26th.

- *Easement Monitoring:* Mr. Cronic stated that the process is going well with no problems to date. Everyone has been friendly.

- *Project Status Updates:* **Toll North** is still waiting on the County and the lawyers. He met with an interested purchaser for **Toll South** and walked the property. Although the potential buyer likes the property, the power lines for an estate setting are a killer. The practice of using long roofing nails to affix the new **signs** is of concern to Mr. Cronic. He suggested that staples be used instead in order to be a good steward. Mr. Fisher countered that the practice doesn't not kill the tree and that the nail would only leave a black and blue mark in the sap wood.

- *Authorization to Post April 9, 2013 Minutes to Website:* Approved.

UNFINISHED BUSINESS

Updates: 1) There was no one in attendance for a **Website** report. 2) Interviews for all four **Summer Help** applicants will be held on June 26th at 6 p.m. Additionally, there are currently four applicants for the MHL/AA position but none have experience with the program. The difficulty of finding a **MHL/AA** was discussed and the need for forward movement on the plan noted. The situation with types of apartments currently permitted under the land use vs the ability to achieve apartments for COAH purposes was mentioned as well as the need to amend the plan to include group homes. The position will be re-advertised on the League website and with NJ Housing Professionals. Whether Mrs. Walsh would consider returning, and at what salary, will also be explored. 3) Mr. Fisher relayed that there's been no further word but the July 1st start date for the **SHREC** solar installation is still in place. Financing is the hold up.

Personnel Policy Manual: Mrs. Olsen noted that there are three areas to be reviewed—the changes made by the MEL; those reflecting in-house policy changes; and, the comments received earlier from the mayor. Item held.

NEW BUSINESS

Resolution to Cancel General Capital Ordinances:

RESOLUTION #101-2013
Resolution to Cancel General Capital Ordinances

WHEREAS, there are ordinance balances in the General Capital Fund which are no longer required and should be canceled

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the township of West Amwell, that the Chief Financial Officer is hereby authorized to cancel the following balances and return them to the appropriate account

Ord #	Title	Amount	Capital Improvement Fund
Various Improvements 10-2012	Gas Boy	\$12,000.00	\$12,000.00
	Fire Turnout Gear	25.60	25.60
	Police Building, A/C	1,351.00	1,351.00
	Firehouse Roof	10,000.00	10,000.00
TOTALS		\$23,376.00	\$23,376.00

The Resolution was unanimously approved on motion from Fisher, seconded by Molnar.

New Capital Ordinance Discussion & Next Steps for OE Projects: CFO Tom Carro joined the meeting and relayed that there's currently \$160,000 in the capital improvement fund and with the adoption of the foregoing resolution, that total is now \$183,000. A new ordinance to re-allocate the money would make use of those funds. No bonding would be used. The list of requested acquisitions was reviewed and money for the three generators added. The importance of having these in place was stressed as the Township has to be ready. Mr. Molnar suggested that Alan Horton be contacted for appropriate generator size for the municipal building. Mr. Carro will prepare an ordinance for introduction at the June 26th meeting.

Turning to the road maintenance budget, Mrs. Olsen relayed that there is only a bit over \$38,000. George Washington Road work is expected to run \$22,000 and the cost of the chip seal for Mill is still undetermined as the bids have not come in. There will probably not be enough money for both projects. Initial requests came to \$125,000 but was cut to \$80,000 due to budget constraints. A chip seal estimate was requested for the June 26th meeting. As for GW Road, the engineer has the project on hold pending authorization to proceed. He will be requested to get the bid specs prepared but to hold on the actual solicitation.

Letter from BJ Hunt on Behalf of the Country Fair Committee: Appreciation was extended to the Township Committee for their donation of the birch beer.

OPEN TO THE PUBLIC – No public still in attendance.

ADMINISTRATIVE REPORTS - None

CORRESPONDENCE

The correspondence as listed on the Agenda was ordered filed.

ADJOURNMENT

There being no further business, the meeting was unanimously adjourned at 8:19 p.m. on motion from Molnar.

Respectfully submitted,

Lora Olsen, RMC
Township Clerk

APPROVED: June 26, 2013