

WEST AMWELL TOWNSHIP COMMITTEE MEETING
November 18, 2020
Regular Meeting – 7:30 PM

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

The regularly scheduled meeting of the West Amwell Township Committee was called to order at 7:30 PM. Present were Mayor Jim Cally, Deputy Mayor Stephen Bergenfeld, Committeemen John Dale and Gary Hoyer along with Township Clerk Maria Andrews and Township Attorney Katrina Campbell.

Mayor Cally announced that this meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was faxed to the Hunterdon County Democrat and Trenton Times on January 13, 2020, was posted on the bulletin board in the Municipal Building on that 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 Township Clerk.

AGENDA REVIEW BY TOWNSHIP CLERK

It was noted that there were no changes to the posted agenda.

ANNOUNCEMENTS

The following announcements were made:

- Election Results: John Dale 996 – Rebecca Smith Casey 870
- The Municipal Offices will be CLOSED 11/26/20 & 11/27/20 – Thanksgiving Holiday
- Safety Grant Rec'd from Statewide for the Fifth Year in the Amount of \$1197.00
- Kindly Turn Cell Phones Off During the Meeting

PRESENTATION OF MINUTES

A motion by Bergenfeld, seconded by Dale to approve the Committee's 10/21/20 Open Session minutes with no revisions noted was unanimously approved by voice vote.

A motion by Dale, seconded by Bergenfeld to approve the Committee's 10/21/20 Closed Session minutes with no revisions noted was unanimously approved by voice vote.

OPEN TO THE PUBLIC/TOPICS NOT ON THE AGENDA

Mayor Cally opened the floor to public comment. Linda Weber, Chair of the Historic Committee came forward and requested the Committee formally appoint an Ad Hoc Committee for the Township's 175th Anniversary celebration next year. She also noted they are considering a self-guided historic site tour next fall rather than a bus tour.

Seeing no other members of the public come forward, Mayor Cally closed the floor to public comment.

SPECIAL PRESENTATIONS

Reports by Department Heads

It was noted for the record that no reports were given.

INTRODUCTION/PUBLIC HEARING ON ORDINANCES

It was noted for the record that no ordinances were listed on the agenda for action.

STANDING COMMITTEE REPORTS

- A. Open Space: John Cronic, Chair of the Open Space Committee came forward and expressed gratitude for Hal Shute serving on Open Space for so many years, noting he was the "anchor" of the Committee. He also commented on the power company's recent tree clearing on Alexauken Creek Road where a resident drove onto Township owned property, ignoring all of the no trespassing signs and took firewood. Mr. Cronic expressed safety and liability concerns. He also mentioned that an Open Space member is worried about the Emerald Ash Borer being spread.

Minutes: 11/18/20

Attorney Campbell suggested Mr. Cronic forward the name of the resident to Clerk Andrews who can let her know who it is with the contact information and she will draft a letter.

Lastly, Mr. Cronic requested that the Open Space Committee remain as 4 members and that the Committee not re-appoint anyone to fill the vacancies. Attorney Campbell noted she will review the ordinances to confirm this will not be an issue.

- B. Environmental – No report was given
- C. Ag Advisory – No report was given
- D. Finance Committee – No report was given

UNFINISHED BUSINESS

PennEast Status Update

No update was provided.

Website Status Update

Dave Beaumont of the Technology Committee updated the Committee on the new website noting CivicPlus has finalized the homepage. He explained there are “hidden” buttons for future use for such things as on-line payments if this was to be implemented. He also noted the homepage will have a slideshow of continuously scrolling images representing all of West Amwell Township.

Mr. Beaumont remarked there will be quick links, news and a calendar feature with the website being a “group” effort of many people updating and contributing to the site on a regular basis. Committeeman Bergenfeld and Clerk Andrews expressed concern with the Administration of the website with no consensus or clear direction made on who will be in charge of monitoring and updating it.

NEW BUSINESS/OTHER

Approval of Contract for Lieutenant Edward J. Skillman, III

A motion by Dale, seconded by Hoyer to approve Lieutenant Skillman’s contract was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

Appointment: John Flemming – Planning Board Alt. #2 (Unexpired term 12/31/20)

Mayor Cally appointed John Flemming to the Planning Board Alt. #2 position to fill an unexpired term ending 12/31/20.

Discussion: Animal Control Solutions Contract for 2021 – (Unsolicited)

It was noted for the record that the Committee expressed support for the Township’s current animal control service provider and indicated they had no interest in making any changes at this time.

Approval of New Fire Company Member K. Buck

It was noted for the record that the Committee acknowledged new West Amwell Fire Company Member Ken Buck.

Acknowledgement: Best Practices Inventory 2020

It was noted for the record that the Committee acknowledged receipt of the 2020 Best Practices Inventory and thanked CFO Carro for his efforts in obtaining a high score allowing for continued state grant and funding eligibility.

Resolution #85-2020: Adopting an Accessory Apartment Manual per COAH Regulations

RESOLUTION OF THE TOWNSHIP OF WEST AMWELL ADOPTING AN ACCESSORY APARTMENT MANUAL PURSUANT TO COAH REGULATIONS AND WEST AMWELL TOWNSHIP'S COMMITMENT TO AFFIRMATIVE MARKETING OF AFFORDABLE HOUSING RESOLUTION #85-2020

WHEREAS, the Township of West Amwell has filed a Declaratory Judgment Action in the Superior Court of New Jersey, Hunterdon County, in furtherance of the Supreme Court’s March 10, 2015, decision captioned In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (the “Supreme Court Decision”), which was assigned to the Honorable Thomas C. Miller P.J. Cv.; and

Minutes: 11/18/20

WHEREAS, in accordance with N.J.A.C. 5:97-6.8(e), the Township is required to adopt an Accessory Apartment Manual ensure that all accessory apartments created within the Township are affirmatively marketed to very low-, low- and moderate income Households; and

WHEREAS, the Township Attorney has drafted the attached Accessory Apartment Manual in consultation with the Township's Affordable Housing Subcommittee and the Court-appointed Special Master.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of West Amwell, County of Hunterdon that the Accessory Apartment Manual attached hereto is hereby adopted.

Certification

This is to certify the above is a true copy of a Resolution adopted by the Township Committee of the Township of West Amwell at a meeting of said Township Committee conducted on November 18, 2020.

Maria Andrews, Township Clerk, RMC

A motion by Bergenfeld, seconded by Dale approving Resolution #85-2020 was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

Resolution #86-2020: Adopting an Affordable Housing Trust Fund Spending Plan

**TOWNSHIP OF WEST AMWELL, HUNTERDON COUNTY
ADOPTING AN AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
RESOLUTION #86-2020**

WHEREAS, the Township of West Amwell (the "Township") filed a Declaratory Judgment Action (the "Litigation") in the Superior Court of New Jersey, Hunterdon County, in furtherance of the Supreme Court's March 10, 2015, decision captioned In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (the "Supreme Court Decision"), which was assigned to the Honorable Thomas C. Miller, P.J., Cv.; and

WHEREAS, Fair Share Housing Center ("FSHC") is a Supreme Court-designated interested party in the Litigation in accordance with the Supreme Court Decision; and

WHEREAS, through that process, the Township and FSHC agreed to settle the Litigation pursuant to a certain Settlement Agreement;

WHEREAS, pursuant to such Settlement Agreement, the Township Planning Board adopted and the Township Committee endorsed a Housing Plan Element and Fair Share Plan; and

WHEREAS, the Township has in place a Development Fee Ordinance that establishes standards for the collection, maintenance, and expenditure of development fees to be used for providing low- and moderate-income housing in the Township; and

WHEREAS, the Development Fee Ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of construction of affordable units on-site, barrier free escrow funds, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units; and

WHEREAS, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from the Council on Affordable Housing or a court of competent jurisdiction prior to spending any of the funds in its housing trust fund; and

WHEREAS, the Township Planner has prepared a spending plan consistent with N.J.A.C. 5:97-8.10, which is attached hereto; and

Minutes: 11/18/20

WHEREAS, the Township wishes to continue to provide affordable housing opportunities through expenditure of funds through the Affordable Housing Trust Fund;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of West Amwell, Hunterdon County, New Jersey, as follows:

The Township Committee approves and adopts the Spending Plan attached hereto.

The Township Committee requests that the court review and approve the attached Spending Plan.

This Resolution shall take effect immediately.

Certification

This is to certify the above is a true copy of a Resolution adopted by the Township Committee of the Township of West Amwell at a meeting of said Township Committee conducted on November 18, 2020.

Maria Andrews, Township Clerk, RMC

A motion by Cally, seconded by Bergenfeld approving Resolution #86-2020 was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

Resolution #87-2020: Adopting an Affirmative Marketing/Affordable Housing Plan per UHAC

**RESOLUTION OF THE TOWNSHIP OF WEST AMWELL ADOPTING AN AFFIRMATIVE MARKETING PLAN PURSUANT TO NEW JERSEY UNIFORM HOUSING AFFORDABILITY CONTROLS (U.H.A.C.) AND WEST AMWELL TOWNSHIP'S COMMITMENT TO AFFIRMATIVE MARKETING OF AFFORDABLE HOUSING
RESOLUTION #87-2020**

WHEREAS, the Township of West Amwell has filed a Declaratory Judgment Action in the Superior Court of New Jersey, Hunterdon County, in furtherance of the Supreme Court's March 10, 2015, decision captioned In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (the "Supreme Court Decision"), which was assigned to the Honorable Thomas C. Miller P.J. Cv.; and

WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, et seq., the Township is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created within the Township are affirmatively marketed to very low-, low- and moderate income households, particularly those living and/or working within Housing Region 3, the COAH Housing Region encompassing the Township, and all of Middlesex, Hunterdon, and Somerset Counties.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of West Amwell, County of Hunterdon that the following Affirmative Marketing Plan is hereby adopted:

Affirmative Marketing Plan

A. All affordable housing units in the Township of West Amwell shall be marketed in accordance with the provisions herein.

B. The Township of West Amwell has a Prior Round Obligation and a Third Round Obligation covering the years from 1999-2025. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low-and moderate-income units, including those that are part of the Township's Prior Round Fair Share Plan and its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.

C. The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Township of West Amwell. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.

D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township of West Amwell, shall undertake, at the minimum, all of the following strategies:

1. Publication of an advertisement in one or more newspapers of general circulation within the housing region, including but not limited to the *Hunterdon County Democrat*
2. Posting of an advertisement on the Township of West Amwell's official municipal website.
3. Posting of an advertisement on the New Jersey Housing Resource Center (www.njhousing.gov).
4. At least one additional regional marketing strategy using one of the other sources listed below.

E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Region 3 Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Township of West Amwell is located in COAH Housing Region 3, consisting of Hunterdon, Middlesex, and Somerset Counties.

F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for very low, low-, and moderate-income units shall appear in the *Hunterdon County Democrat*, or any other newspaper designated as the Township's official newspaper by the Township Committee.
2. The primary marketing shall take the form of a paid display advertisement in one of the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. *The developer/owner shall pay for display advertisements.* The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
3. The advertisement shall include a description of the:
 - a. Location of the units;
 - b. Directions to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;
 - e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees.

G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. West Amwell Township Municipal Building
2. West Amwell Township Web Site
3. Developer's Sales/Rental Offices (if any)
4. Hunterdon County Library Headquarters Branch, Flemington, NJ

Applications shall be mailed or emailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3e of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 3 (attached to and hereby made part of this Resolution) as well as the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, the New Jersey Housing Resource Center and the Central Jersey Housing Resource Center.

1. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Essex, Morris, Union and Warren:

Welfare or Social Service Board (via the Director)
Rental Assistance Office (local office of DCA)
County Office on Aging

2. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as listed on Attachment A, Part III, Marketing, Section 3e (attached to and hereby made part of this Resolution).

3. In addition, specific notification of the availability of affordable housing units in West Amwell shall be provided to the following entities: Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002), the New Jersey State Conference of the NAACP, the Latino Action Network (P.O. Box 943, Freehold, NJ 07728, East Orange NAACP (P.O. Box 1127, East Orange, NJ 07019), Newark NAACP (P.O. Box 1262, Newark, NJ 07101, Morris County NAACP (P.O. Box 2256, Morristown, NJ 07962), and Elizabeth NAACP (P.O. Box 6732, Elizabeth, NJ 07206).

I. The following is a listing of community contact person(s) and/or organizations in Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low- and moderate-income units:

1. Central Jersey Housing Resource Center, 600 First Avenue, Suite 3, Raritan, NJ 08869
2. Central New Jersey Community Action Program, Inc. (NORWESCAP), 350 Marshall Street, Phillipsburg, NJ 08865

J. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in COAH Housing Region 3, comprised of Hunterdon, Middlesex, and Somerset Counties. Pursuant to the New Jersey Fair Housing Act (N.J.A.C. 52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Township prior to the affirmative marketing of the units.

K. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low-, low- and moderate-income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

L. The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

Minutes: 11/18/20

M. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

N. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.

O. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C. 5:80-26-1, *et seq.*

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 3)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number West Amwell Township 150 Rocktown Lambertville Road Lambertville, NJ 08530 609-397-2054		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To		1e. State and Federal Funding Sources (if any)
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Hunterdon, Middlesex, Somerset		1i. Census Tract(s):	
1j. Managing/Sales Agent’s Name, Address, Phone Number Not known at this time.			
1k. Application Fees (if any):			

Minutes: 11/18/20

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

Income qualified individuals’ names on waiting list will be given first priority. If no waiting list, names will be drawn at random by Administrative Agent if more than one qualified person/household is identified.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

☐ White (non-Hispanic

☒ Black (non-Hispanic)

☒ Hispanic

☐ American Indian or Alaskan Native

☒ Asian or Pacific Islander

☐ Other group:

3b. HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing

3b. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	
TARGETS PARTIAL COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Home News Tribune	Middlesex, Somerset, Union
<input type="checkbox"/>		Courier News	Somerset and Hunterdon
<input checked="" type="checkbox"/>		Trenton Times	Mercer County (but is designated as an official newspaper of the Township)
Weekly Newspaper			
<input type="checkbox"/>		Beacon	Hunterdon
<input type="checkbox"/>		Delaware Valley News	Hunterdon
<input checked="" type="checkbox"/>		Hunterdon County Democrat / Hunterdon Observer	Hunterdon

<input type="checkbox"/>		Hunterdon Review	Hunterdon
<input type="checkbox"/>		Amboy Beacon	Middlesex
<input type="checkbox"/>		Colonia Corner	Middlesex
<input type="checkbox"/>		Cranbury Press	Middlesex
<input type="checkbox"/>		East Brunswick Sentinel	Middlesex
<input type="checkbox"/>		Edison Sentinel	Middlesex
<input type="checkbox"/>		South Brunswick Post	Middlesex
<input type="checkbox"/>		South Plainfield Observer	Middlesex
<input type="checkbox"/>		Suburban, The	Middlesex
<input type="checkbox"/>		Princeton Packet	Middlesex, Somerset
<input type="checkbox"/>		Sentinel, The	Middlesex, Somerset
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Echoes Sentinel	Morris, Somerset
<input type="checkbox"/>		Bernardsville News	Somerset
<input type="checkbox"/>		Branchburg News	Somerset
<input type="checkbox"/>		Chronicle	Somerset
<input type="checkbox"/>		Hills-Bedminster Press	Somerset
<input type="checkbox"/>		Hillsborough Beacon	Somerset
<input type="checkbox"/>		Manville News	Somerset
<input type="checkbox"/>		Messenger-Gazette	Somerset

<input type="checkbox"/>		Reporter	Somerset
<input type="checkbox"/>		Somerset Spectator	Somerset
Monthly Newspaper			
<input type="checkbox"/>		About Our Town/Community News	Middlesex, Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		12 WHYY-TV Whyy, Inc.	
<input type="checkbox"/>		13 WNET Educational Broadcasting	

		Corporation	
<input type="checkbox"/>		17 WPHL-TV Tribune Company	
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish

TARGETS PARTIAL COAH REGION 3			
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Hunterdon
<input type="checkbox"/>		46 W46BL Maranatha Broadcasting Company, Inc.	Hunterdon
<input type="checkbox"/>		51 WTVE Reading Broadcasting, Inc	Hunterdon (Christian)
<input type="checkbox"/>		25 W25BB New Jersey Public Broadcasting Authority	Hunterdon, Middlesex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc	Hunterdon, Somerset
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Hunterdon, Somerset
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Hunterdon, Somerset
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Hunterdon, Somerset
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Middlesex, Somerset
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Middlesex, Somerset
<input type="checkbox"/>		66 WFME-TV Family Stations of New Jersey, Inc.	Middlesex, Somerset (Christian)
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA

TARGETS PARTIAL COAH REGION 3			
<input type="checkbox"/>		Comcast of Northwest NJ, Southeast Pennsylvania	Partial Hunterdon
<input type="checkbox"/>		Patriot Media & Communications	Partial Hunterdon, Somerset
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Hunterdon
X		Cablevision of Raritan Valley	Partial Middlesex, Somerset
X		Comcast of Central NJ, NJ (Union System)	Partial Middlesex
<input type="checkbox"/>		Comcast of Plainfield	Partial Middlesex, Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3			
AM			
<input type="checkbox"/>		WFAN 660	
X		WOR 710	
<input type="checkbox"/>		WABC 770	
X		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WWTR 1170	
<input type="checkbox"/>		WTTM 1680	Spanish, Asian, etc.
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish

<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WPST 94.5	
<input type="checkbox"/>		WFME 94.7	
<input type="checkbox"/>		KLOVE 95.5	Christian
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WPHI-FM 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
X		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WPRB 103.3	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WDAS-FM 105.3	
<input type="checkbox"/>		WLTW 106.7	
TARGETS PARTIAL COAH REGION 3			
AM			
<input type="checkbox"/>		WFIL 560	Hunterdon

<input type="checkbox"/>		WIP 610	Hunterdon
<input type="checkbox"/>		WAEB 790	Hunterdon
<input type="checkbox"/>		WCHR 1040	Hunterdon
<input type="checkbox"/>		WGPA 1100	Hunterdon
<input type="checkbox"/>		WEEX 1230	Hunterdon
<input type="checkbox"/>		WKAP 1470	Hunterdon
<input type="checkbox"/>		WRNJ 1510	Hunterdon
<input type="checkbox"/>		WWJZ 640	Hunterdon, Middlesex
<input type="checkbox"/>		WPHY 920	Hunterdon, Middlesex
<input type="checkbox"/>		WPHT 1210	Hunterdon, Middlesex
<input type="checkbox"/>		WBUD 1260	Hunterdon, Middlesex
<input type="checkbox"/>		WMCA 570	Middlesex (Christian)
<input type="checkbox"/>		WIMG 1300	Middlesex
<input type="checkbox"/>		WCTC 1450	Middlesex, Somerset
FM			
<input type="checkbox"/>		WRTI 90.1	Hunterdon
<input type="checkbox"/>		WCVH 90.5	Hunterdon
<input type="checkbox"/>		WHYY-FM 90.9	Hunterdon
<input type="checkbox"/>		WXTU 92.5	Hunterdon
<input type="checkbox"/>		WAEB-FM 104.1	Hunterdon
<input type="checkbox"/>		WFKB 107.5	Hunterdon
<input type="checkbox"/>		WMMR 93.3	Hunterdon, Middlesex

<input type="checkbox"/>		WYSP 94.1	Hunterdon, Middlesex
<input type="checkbox"/>		WBEN-FM 95.7	Hunterdon, Middlesex
<input type="checkbox"/>		WRDW-FM 96.5	Hunterdon, Middlesex
<input type="checkbox"/>		WOGL 98.1	Hunterdon, Middlesex
<input type="checkbox"/>		WUSL 98.9	Hunterdon, Middlesex
<input type="checkbox"/>		WIOQ 102.1	Hunterdon, Middlesex
<input type="checkbox"/>		WMGK 102.9	Hunterdon, Middlesex
<input type="checkbox"/>		WJJZ 106.1	Hunterdon, Middlesex
<input type="checkbox"/>		WKDN 106.9	Hunterdon, Middlesex (Christian)
<input type="checkbox"/>		WAXQ 104.3	Hunterdon, Middlesex, Somerset
<input type="checkbox"/>		WNTI 91.9	Hunterdon, Somerset
<input type="checkbox"/>		WZZO 95.1	Hunterdon, Somerset
<input type="checkbox"/>		WCTO 96.1	Hunterdon, Somerset
<input type="checkbox"/>		WLEV 100.7	Hunterdon, Somerset
<input type="checkbox"/>		WNJT-FM 88.1	Middlesex
<input type="checkbox"/>		WRSU-FM 88.7	Middlesex
<input type="checkbox"/>		WWFM 89.1	Middlesex
<input type="checkbox"/>		WWPH 107.9	Middlesex
<input type="checkbox"/>		WDVR 89.7	Middlesex, Somerset
<input type="checkbox"/>		WVPH 90.3	Middlesex, Somerset
<input type="checkbox"/>		WMGQ 98.3	Middlesex, Somerset
<input type="checkbox"/>		WBLS 107.5	Middlesex, Somerset
3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)			

(Check all that applies)				
		NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3				
Weekly				
		Nuestra Comunidad	Central/South Jersey	Spanish-Language
Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL COAH REGION 3				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		Catholic Advocate, The	Essex County area	Catholic
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	Central/North Jersey	Hungarian-Language
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		Nuestra Comunidad	Central/South Jersey	Spanish-Language
<input type="checkbox"/>		Desi NJ	Central Jersey	South Asian
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian Community

Minutes: 11/18/20

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)		
NAME OF EMPLOYER/COMPANY		LOCATION
Hunterdon County		
X	Merck & Co	1 Merck Dr, Whitehouse Station
	Hunterdon Medical Center	2100 Wescott Drive Flemington, NJ 08822
	Foster Wheeler	Perryville Corporate Park Clinton, NJ , 08809-4000
X	Chubb Insurance co.	202 Halls Mill Rd Whitehouse Station, NJ 08889
	Exxonmobil Research & Engineering	1545 US Highway 22 E Annandale, NJ 08801
X	New York Life	110 Cokesbury Rd, Lebanon
Middlesex County		
	Bristol-Myers Squibb	1 Squibb Dr, New Brunswick, nj 08901
X	Merrill Lynch & Company	800 Scudders Mill Rd, Plainsboro
	Johnson & Johnson	1 Johnson & Johnson Plaza
	Prudential Insurance Company	44 Stelton Rd # 130, Piscataway
	Robert Wood Johnson University Hospital	1 Robert Wood Johnson Pl, New Brunswick, NJ 08901
	Silverline Building Products	207 Pond Ave Middlesex, NJ 08846
	St. Peter’s University Hospital	254 Easton Ave, New Brunswick
	Telcordia Technology	444 Hoes Ln, Piscataway
	J.F.K. Medical Center	65 James Street Edison, NJ 08818
	Raritan Bay Medical Center	530 New Brunswick Av Perth Amboy, NJ 08861
	Amerada Hess Corporation	405 Main St, Woodbridge and 679 Convery Blvd, Perth Amboy
	Dow Jones & Company	54 Eddington LN, Monroe Twp
	Siemens AG	755 College Rd E, Princeton
X	AT&T	1 Highway Ter, Edison
	Engelhard Corporation	101 Wood Ave S, Metuchen
	Somerset County	
	AT&T	1414 Campbell St Rahway
	ABC Limousine	574 Ferry St Newark

	Bloomberg LP	1350 Liverty Ave Hillside
	Courier News	1091 Lousons Road PO Box 271 Union, NJ
	Emcore Corp	800 Rahway Ave Union, NJ
	Ethicon Inc	1515 West Blancke Street Bldgs 1501 and 1525 Linden, NJ
	Fedders Corp	27 Commerce Drive Cranford, nj
	ICI Americas Inc.	450 West First Ave Roselle,nj
	ITW Electronic Componenet Packaging	600 Mountain Ave Murray Hill,NJ
X	Johnson & Johnson	1 Merck Drive PO Box 2000 (RY60-200E) Rahway, NJ
	Tekni-Plex Inc.	865 Stone Street Rahway, NJ
	Ortho-Clinical Diagnostics Inc	1401 Park Ave South Linden
	Hooper Holmes Inc	170 Mount Airy Rd. Basking Ridge, NJ 07920

3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Fair Share Housing Center Statewide All	Fair Share Housing Center Statewide All	Fair Share Housing Center Statewide All	Website
Norwescap Northwest NJ All	Norwescap Northwest NJ All	Norwescap Northwest NJ All	Website
Central Jersey Housing Resource	Central Jersey Housing Resource	Central Jersey Housing Resource	Website

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:		
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)		
	BUILDING	LOCATION
<input type="checkbox"/>	Middlesex County Administration Bldg	75 Bayard, New Brunswick, NJ 08903
<input type="checkbox"/>	Somerset County Admin. Bldg	20 Grove Street, Somerville, NJ 08876
<input type="checkbox"/>	Somerset County Library Headquarters	1 Vogt Drive, Bridgewater, NJ 08807

Minutes: 11/18/20

WHEREAS, the Township of West Amwell (the "Township") filed a Declaratory Judgment Action (the "Litigation") in the Superior Court of New Jersey, Hunterdon County, in furtherance of the Supreme Court's March 10, 2015, decision captioned In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (the "Supreme Court Decision"), which was assigned to the Honorable Thomas C. Miller, P.J., Cv.; and

WHEREAS, the Township simultaneously pursued, and ultimately secured, a protective order providing the Township immunity from all exclusionary zoning lawsuits while it pursues approval of its Housing Element and Fair Share Plan, which is still in full force and effect; and

WHEREAS, the Township adopted a Housing Element and Fair Share Plan on or about August 20, 2019, which was endorsed by the Township Committee pursuant to Resolution #110-19 adopted on November 20, 2019; and

WHEREAS, the Township has adopted a Spending Plan consistent with P.L.2008, c.46 and COAH regulations pursuant to Resolution #86-2020 adopted on November 18, 2020; and

WHEREAS, in the event funding sources as identified in the proposed Spending Plan prove inadequate to complete the affordable housing programs included in the Township's Housing Element and Fair Share Plan and any future amendments thereof, and to the extent permitted by law, the Township shall provide sufficient funding to address any shortfalls.

NOW THEREFORE BE IT RESOLVED, the Mayor and Committee of the Township of West Amwell in the County of Hunterdon, and the State of New Jersey that to the extent permitted by law, do hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that, the Township agrees to appropriate funds or authorize the issuance of debt within 90 days of written notification by the Council on Affordable Housing or a court of competent jurisdiction; and

BE IT FURTHER RESOLVED that the Township may repay debt through future collections of development fees, as such funds become available.

Certification

This is to certify the above is a true copy of a Resolution adopted by the Township Committee of the Township of West Amwell at a meeting of said Township Committee conducted on November 18, 2020.

Maria Andrews, Township Clerk, RMC

A motion by Dale, seconded by Hoyer approving Resolution #88-2020 was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

Discussion: Proposed Fee/Ordinance Amendments – Chapter 88/Fire Prevention

It was noted for the record that Fire Safety Official Phil Langon had provided suggested changes to the fees outlined in Chapter 88 but did not provide any information regarding his annual inspections. The Committee asked Clerk Andrews to follow up with him on this matter.

Discussion: Recycling Depot – Punch Card for Bulk Items

Clerk Andrews noted Recycling Coordinator Rollero had suggested implementing a punch card system for bulk items brought to the depot. He had suggested selling the cards for \$35 containing "5 punches" with 1 punch for each bulk item brought for disposal. In the case of large sectional couches they may be 2 or 3 punches. The Committee supported the idea with Deputy Mayor Bergenfeld requesting the cards be \$40 for 5 punches.

Discussion: Tree Trimming – Bowne Station Road

Mayor Cally noted that resident Peter Buchsbaum had sent an email to the Township expressing safety concerns regarding large tree limbs hanging over the Bowne Station roadway. DPW Director Rollero had

Minutes: 11/18/20

indicated that this particular tree had been previously trimmed by JCP&L and that his department does not have the proper equipment to cut down the oversized limbs. Attorney Campbell noted that if it is believed to be a matter of safety it must be addressed and she indicated she will send a letter to the property owners notifying them that even if the tree is within the right of way, it is their private property and therefore their responsibility to address or advise the Township that the tree isn't a safety concern by way of proof from an arborist.

Discussion: Comcast letter dated 11/12/20, re: Commencement of Renewal Process

Attorney Campbell commented that the renewal process is standard procedure established by the BPU. She noted she will review the Township's cable franchise ordinance and get back to the Committee with any recommendations.

Discussion: DPW to Paint Storage Containers at the High School

Deputy Mayor Bergenfeld commented that he is working on a potential shared service with the High School where the Township's DPW will cover some mowing and snow removal and possibly some other work, rather than the school hiring private landscapers and in return they would potentially cover the cost to hire an additional DPW staff member which would ultimately be a significant cost savings to both parties.

Discussion: Holiday Tree Lighting 2020

Mayor Cally stated Construction Office Manager/Tax Collector Brewi had approached him about holding the holiday tree lighting virtually and possibly having Santa and Mrs. Claus make the rounds throughout the Township with help from the Fire Company. Deputy Mayor Bergenfeld remarked that he didn't believe the Township could host the event this year given Governor Murphy's recent Executive Order tightening up on the number of people at gatherings due to the increase in COVID cases. Committeeman Dale agreed.

It was the consensus of the Committee to simply light the municipal grounds and put up the holiday decorations but to not host any actual tree lighting event this year.

OPEN TO THE PUBLIC

Tax Collector Brewi informed the Committee that she held her tax sale earlier today. She noted there were 4 properties with 3 of them being sold to ProCapital at an 18% premium and 1 falling back to the Township.

OTHER – Executive Session:

Resolution #89-2020: Closed Session – Personnel/Contracts – Litigation/Affordable Housing

Resolution #89-2020

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist,

NOW, THEREFORE BE IT RESOLVED by the Committee of West Amwell Township, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter specified subject matter.
2. The general nature of the subject matter to be discussed is as follows: Mt. Laurel Litigation, personnel, contracts and subjects falling under Attorney-Client privilege.
3. It is anticipated at this time that the above stated subject matter will be made public when the matter has been resolved.
4. This resolution shall take effect immediately.

Maria Andrews, Township Clerk, RMC

Minutes: 11/18/20

A motion by Bergenfeld, seconded by Hoyer to approve Resolution #89-2020 and enter into executive session was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

A motion by Cally, seconded by Bergenfeld to return to open session was unanimously approved by voice vote.

It was noted for the record that the Committee was in executive session from 9:17 PM – 9:43 PM.

ADMINISTRATIVE

A motion by Hoyer, seconded by Bergenfeld to approve the vouchers for payment as listed on the 11/18/20 bill list was unanimously approved by roll call vote.

Bergenfeld: Yes, Dale: Yes, Hoyer: Yes, Cally: Yes

CORRESPONDENCE

Mayor Cally noted an email received by the Township from resident Sarah Holcombe expressing speeding concerns on the recently paved Mill Road and requesting speed bumps be installed. He commented that DPW Foreman Cronic had told them these could be worked into the new resurfacing plan, however, the Committee indicated that they are not in support of speed bumps being put in on Township roadways.

With regard to the other correspondence listed on the agenda, the Committee ordered it to be filed.

ADJOURNMENT

A motion by Bergenfeld, seconded by Hoyer to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 9:50 PM.

Maria Andrews, Township Clerk, RMC

Approved: 12/2/20