

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF  
THE TOWNSHIP OF WANTAGE, HELD AT THE WANTAGE TOWNSHIP  
MUNICIPAL BUILDING, 888 STATE HIGHWAY 23, WANTAGE, N.J. ON THE DATE  
OF FEBRUARY 12, 2009**

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Mayor Parker Space called the regular meeting of the Mayor and Committee of the Township of Wantage to order, and requested the Clerk to call the roll. Upon roll call, the following members of the governing body were present: Mayor Space, Committee members DeBoer and Nuss. The following member was absent: None

Also present Township Attorney, Michael Garofalo

Mayor Space stated, "This meeting is being held in compliance with the provisions of the Open Public Meetings Act, Public Laws 1975, Chapter 231. It has been properly noticed and posted to the public, and certified by the Clerk."

Mayor Space led the assembly in the Salute to the Flag.

#### **CONSENT AGENDA**

Mayor Space requested that the members of the Committee Review the Consent Agenda. There being no Committee member present wishing to comment on the proposed Consent Agenda, Mayor Space requested approval of the Consent Agenda.

#### **CORRESPONDENCE**

Mr. DeBoer made a motion to approve the following correspondence for filing.

- Letter dated February 6, 2009 from Joseph Doria of the NJ Department of Community Affairs, informing that Wantage Township has received a SHARE grant in the amount of \$5,656 for upgrades and improvements to the recording and public address system for the Joint Court System of Wantage Township and Sussex Borough.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

#### **REPORTS**

Mr. DeBoer made a motion to approve the following reports for filing.

- Tax Collector Report for January 2009
- Municipal Clerk Report for January 2009
- Registrar's Report for January 2009
- Board of Health Report for January 2009
- Construction Department Report for January 2009

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

#### **APPLICATIONS**

Mr. DeBoer made a motion to approve the following Applications.

- Raffle Application RA09-07 for Beemerville Presbyterian Church to conduct an On Premise Merchandise raffle on May 7, 2009
- Raffle Application RA09-08 for Beemerville Presbyterian Church to conduct an On Premise 50/50 raffle on May 7, 2009
- Raffle Application RA09-09 for Beemerville Fire Department Ladies Auxiliary Church to conduct an On Premise Merchandise raffle on April 13, 2009
- Raffle Application RA09-10 for Beemerville Fire Department Ladies Auxiliary Church to conduct an On Premise 50/50 raffle on April 13, 2009

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

## RESOLUTIONS

Mr. DeBoer made a motion to authorize Payment of Bills for the meeting of February 12, 2009.  
Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with block 21 Lot 34.01 for a tax overpayment in the amount of \$153.59 to Toll Land IVILP.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 132, Lot 14 for a homestead rebate refund of \$988.66 to Virginia Beck. Mrs. Nuss seconded the motion.

Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 14, Lot 30.05 for a tax sale premium, \$5,100.00 to Lien Times LLC. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 156, Lot 10.05 for a tax sale premium, \$35,600.00 to Crusader Lien Services.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 15, Lots 8, 10 and 10.04 for a road trust deposit, \$5,700.00 to Robert McEwan. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 11, Lot 15.01 for an escrow deposit, \$338.04 to Elissa Fisher. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Dog License #427 for an overpayment, \$10.00 to Janet Tops. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 59, Lot 18 for a homestead rebate refund, \$491.89 to Alexander & Diane Curto.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 156 Lot 10.05 for a homestead rebate refund, \$1,553.47 to Eric & Brenda Smart. Mrs. Nuss seconded the motion.

Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to authorize refund associated with Block 74, Lot 21 for a tax sale premium, \$2,800.00 to Park Finance, LLC. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to award contract to Office Business Systems of Lincoln Park, NJ in the amount of \$5656 for upgrades to the Sound Recording and PA system of the Wantage Township Court room/Meeting room. Certification of available funds is on file from the CFO.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space    **Nays:** None    **Absent:** None    **Abstain:** None

Mr. DeBoer made a motion to award contract to perform an Energy Audit of the Wantage Township Municipal Building to Steven Winter Associates, Inc. in the amount of \$6,838, with 75% of cost being paid by Grant from the State of New Jersey, subject to review and approval of the successful Vendor by the New Jersey Clean Energy Program under the Local Government Energy Audit Program. Certification of available funds is on file from the CFO. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. DeBoer made a motion to authorize Submittal of 2009 Recycling Tonnage Grant Application based on the 2008 tonnage report. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. DeBoer made a motion to memorial acceptance of jurisdiction for Lusscroft Road from the County of Sussex and conveying that portion of Blair Road within Wantage Township to the County of Sussex. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. DeBoer made a motion to offer final approval and endorsement of the Wantage Township applications for farmland preservation under the 2008 Sussex County funding round. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. DeBoer made a motion to confirm the terms of engagement for the services of Linda Pinto as the 2009 Affordable Housing Administrative Agent for marketing of rental COAH Units, for a fee of \$2,000. Certification of available funds is on file from the CFO. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. DeBoer made a motion to authorize Wantage Township to participate in the PARIS Grant Records Purging Project to be sponsored by the County of Sussex. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mrs. Nuss made a motion to authorize the Mayor to sign the State Grant Agreement with the NJ Department of Transportation for the \$150,000 grant to conduct an Airport Feasibility Study. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

## **ADMINISTRATOR'S REPORT**

Mayor Space requested Mr. Doherty present the Administrator's report.

**Woodbourne Park Pump Track:** Mr. Doherty informed the Committee that the Township is still awaiting responses to the insurance carrier questions regarding this concept, from the individuals who made this request.

**Proposed Amendment to Recreational Vehicles Ordinance:** Mr. Doherty informed the Committee that this ordinance has been returned to the Land Use Board for further input and consideration prior to introduction.

**Amendment to Sign Ordinance:** Mr. Doherty asked the Committee to advise when they are ready to take action on this issue. The Committee asked Mr. Doherty to put on the agenda for February 26, 2009 meeting

### **Recycling Ordinance Amendment:**

Mr. Doherty asked the Committee to let him know when they are ready to take action on this ordinance.

## ADMINISTRATOR'S REPORT

### Municipal Housing Liaison Ordinance

Mr. DeBoer made a motion to introduce on first reading Ordinance 2009-02 "An Ordinance to Create Position of Municipal Housing Liaison for the Purpose of Administering the Township of Wantage's Affordable Housing Program Pursuant to the Fair Housing Act", final hearing scheduled for February 26, 2009.

Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mr. Doherty advised that the Lucy Vanderberg from the Council on Affordable Housing met with David Troast and informed him that she is reviewing Wantage's COAH plan personally. Ms. Vanderberg stated that the Wantage Township plan is one of the best ever submitted to COAH as it includes every expectation and requirement.

**Request For Removal of Trees at 40 Alder Terrace:** Mr. Doherty discussed the concerns of the Lee family regarding tree removal from Township property that may be causing a dangerous condition at 40 Alder Terrace. Mayor Space asked Mr. Doherty to contact a few lumber companies to see if they will take the trees down in exchange for the lumber and to ascertain if the trees are indeed located on Wantage Township property.

**Open Space Negotiation:** Mr. Doherty informed the Committee that the owner of Block 156 Lot 21.01 is open to negotiate for the preservation of the 48 acre parcel as open space. He understands that the parameters of the negotiation are limited by the fair market appraisal, and is willing to pay half the cost to obtain that fair market appraisal report. Although it falls within Mr. Doherty's jurisdiction to authorize John McChesney to prepare a fair market appraisal report at a cost of \$2500 to the Township (with the property owner paying the other \$2500), he is asking for Committee authorization to proceed to make sure the Committee is acceptable to this matter being sent to the Open Space Advisory Committee for negotiation. The parcel has an 11-lot approved subdivision from 2006. It abuts property currently owned by Lusscroft Farms and by the Board of Education, so it would make a good greenway acquisition. The Committee agreed by majority consensus to go ahead with the appraisal

### Recreation Commission:

Mayor space made the following appointments to the Recreation Commission.

Move Lorraine Card from Alternate #1 to a Regular Member seat, currently vacant, running through 12/31/13;

Appoint Kevin J. Carey of 70 Holland Road as a Regular Member to fill a currently vacant seat, running through 12/31/12

Move Elizabeth Nuss from Alternate #2 to Alternate #1, term expiring 12/31/10.

Mr. Doherty stated that anyone interested in filling the position of Alternate #2 should contact Jeanne McBride, Recreation Secretary.

**Budget Work Session:** Mayor Space asked that a budget workshop be scheduled and advertised for February 19, 2009 at 9:00 am.

## MAYOR'S PRESENTATION

Mayor Space presented the Mayor's Award to Fred Hough for his many years of service to the Township of Wantage. The Mayor and Committee thanked Mr. Hough for over 40 years service to the Township as Mayor and member of the Planning Board and the Land Use Board.

## ATTORNEY'S REPORT

Mr. Garofalo reported that Wantage Township's COAH plan is moving forward and the Township is in the process of obtaining a rental administrative agent as required to create an affirmative marketing plan. Mr. Garofalo is also in the process of amending an existing developer's agreement to increase the number of affordable housing units from eight to ten.

### **COMMITTEE REPORTS**

Mrs. Nuss reported that she has had a chance to review the drainage problem at 190 Mudtown Road and there were four other properties on that road with the same problem. Mr. DeBoer informed that Bob Wagner has reviewed the problem and feels he can improve the situation without much cost to the town.

Mr. DeBoer thanked Mr. Doherty for obtaining a grant to upgrade the recording system in Wantage Township.

Mr. DeBoer also asked Mr. Doherty to send a letter to the Board of Educations urging them to keep the declining economic conditions in mind in preparation of their budgets. The other members of the governing body agreed by consensus with this course of action.

Mayor Space asked if "No Trespassing" signs have been placed at the back of Woodbourne Park. Mr. Doherty believes they have but will double check. Mayor Space also asked that another land sale auction be held to attempt to get some parcels back on the tax rolls.

### **OLD BUSINESS – None**

### **NEW BUSINESS**

#### **Approval of Minutes**

Mr. DeBoer made a motion to approve the Regular and Executive Session minutes of the meeting of the Wantage governing body held on January 29, 2009, and the minutes of the special meeting held on February 5, 2009. Mrs. Nuss seconded the motion. Upon Roll call:

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

### **OPEN PUBLIC SESSION**

Mayor Space opened the meeting to the public for any questions or comments.

William Gettler, Gemmer Road, voiced his concerns regarding the loss of tax revenues, airport study and mileage analysis of the construction department.

Some residents informed that the website has not been updated to reflect the 7:00 pm start time for Governing Body meetings.

Nicholas Luciano, voiced his concerns regarding taxing the entire township for the Lake Neepaulin Dam repairs.

As there was no one else from the public who wished to address the Committee, Mayor Space closed the meeting to the public.

There being no other items for consideration at this time, Mr. DeBoer moved to adjourn the meeting. Mrs. Nuss seconded the motion. Upon roll call,

**Ayes:** DeBoer, Nuss, Space **Nays:** None **Absent:** None **Abstain:** None

Mayor Space declared this meeting to be adjourned.

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James R. Doherty, Administrator/Clerk