

**MINUTES FOR THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF  
THE TOWNSHIP OF WANTAGE, HELD AT THE WANTAGE TOWNSHIP MUNICIPAL  
BUILDING, 888 STATE HIGHWAY ROUTE 23, WANTAGE, N.J.,  
ON MAY 26, 2011**

Mayor DeBoer called the meeting to order, and requested the Clerk to call the roll. Upon roll call, the following members of the governing body were present: Mayor DeBoer, Committeeman Gaechter, Committeeman Bassani. Also present: Township Attorney Michael Garofalo. The following members were absent: None.

Mayor DeBoer 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 DeBoer invited students from the Sussex Wantage Regional School 8<sup>th</sup> Grade Class to participate in the 2011 Youth In Government Program.

At this time, students conducted a meeting, acting as the various members of government for Wantage and Sussex.

Mayor DeBoer, Mayor Chris Parrott of Sussex Borough, Committeeman Bill Gaechter, and Sussex Councilwoman Cathy Little offered congratulations and praise to the students who participated in this program. Various members of the Sussex Wantage School Administration and faculty also offered their thanks and appreciate to the students and to Ms. Eileen Potts for coordinating this program, now in its eleventh year.

**CONSENT AGENDA**

Mayor DeBoer 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 DeBoer requested approval of the Consent Agenda.

Mr. Bassani moved to approve the Peddler Permit Application of Todd Tarrant for Food & Beverage Cart. Mr. Gaechter seconded the motion. Upon roll call,  
Ayes: Gaechter, Bassani, DeBoer    Nays: None    Absent: None    Abstain: None

Mr. Bassani moved to approve Renewal of annual Mobile Home Park License for Rayewood RV Campground. Mr. Gaechter seconded the motion. Upon roll call,  
Ayes: Gaechter, Bassani, DeBoer    Nays: None    Absent: None    Abstain: None

Mr. Bassani moved to approve payment of \$7,071.24 to Fire & Safety Services, LTD, from the balance of Ordinance 2009-13 for repair of Vehicle #622 per recommendation of Chief Finance Officer dated May 19, 2011. Mr. Gaechter seconded the motion. Upon roll call,  
Ayes: Gaechter, Bassani, DeBoer    Nays: None    Absent: None    Abstain: None

Mr. Bassani moved to approve the endorsement of the Treatment Works Permit Application by Sussex Motel to the New Jersey Department of Environmental Protection, for Septic System repair. Mr. Gaechter seconded the motion. Upon roll call,  
Ayes: Gaechter, Bassani, DeBoer    Nays: None    Absent: None    Abstain: None

**Administrator's Report**

Mr. Doherty explained that local Veterans have requested time to offer a presentation to the governing body regarding their efforts to secure land for a Veterans Cemetery in Wantage Township. Originally requesting time on May 12, they then asked to be given time on May 26. However, no one was present this evening to address this issue, so Mr. Doherty stated he would simply mention this as an informational item for the governing body at this time.

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Mr. Doherty reminded the governing body that several proposed Ordinances were going to be presented for consideration of introduction this evening. Mayor DeBoer requested Land Use Chairman Jim Smith to be present, but Mr. Smith is not available. The governing body agreed to give consideration to the proposed Amendment to Domestic Animal Ordinance, Small Wind and Solar Energy Systems Ordinance, and Ordinance Prohibiting Outdoor Wood Burning Furnaces at the next meeting.

**Bulky Waste Program:** Mr. Doherty announced that Blue Diamond Disposal was the low bidder for the Bulky Waste Contract based on the bid opening held on Tuesday, May 24.

Mr. Gaechter moved to award a contract for the 2011 Bulky Waste program to Blue Diamond Disposal in the amount of \$237 per ton. Mr. Bassani seconded the motion. Upon roll call, Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

**State Local Housing Inspection:** Mr. Doherty invited the members of the governing body to give further consideration to their desires with respect to participation in the State Local Cooperative Housing Inspection Program.

After review and consideration, the members of the governing body agreed by consensus to rescind the decision made on May 12, and instead take the position that Wantage Township declines participation in the State Local Inspection Program for hotels, motels and multi-family units.

**COAH Applicability at 51 Brown Road:** Mr. Doherty explained that a housing unit is being constructed above a barn structure at 51 Brown Road, where there already exists a single family home. Mr. Doherty asked the governing body for a determination regarding the amount of money to be charged as a Developer Fee in this situation.

After reviewing options, the governing body determined by consensus to charge a fee of 1.5% on the amount of the assessed value for the improvement, rather than 1.5% of the total adjusted assessed value of the property once the improvement is completed.

**Attorney's Report:** Mr. Garofalo presented a proposed ordinance which would amend the Township's Property Maintenance Code by eliminating the provision for 3-year cycles of rental inspections.

Mr. Bassani moved to Introduce Ordinance 2011-06, entitled "AN ORDINANCE AMENDING THE WANTAGE TOWNSHIP PROPERTY MAINTENANCE CODE TO ABOLISH THE TRIANNUAL INSPECTION REQUIREMENT FOR NON-OWNER OCCUPIED RESIDENTIAL RENTAL PROPERTIES,." With a final hearing date scheduled for June 9, 2011. Mr. Gaechter seconded the motion. Upon roll call, Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

**Township Committee Member Reports**

Mayor DeBoer offered an update report on his discussions with John Maione regarding final paving of the roads in the Clove Hill Manor project. Efforts to reach a resolution are on going.

Mayor DeBoer stated that while attending the Mayor's conference, he had occasion to speak with a businessman who handles fire call and First Aid Call cost recovery in situations where insurance policies are in place and can reimburse the Wantage emergency response personnel for expenses incurred in an emergency response. The members of the governing body agreed to have Mr. Doherty invite this individual to attend a future meeting of the governing body for the purpose of obtaining ore information regarding this possibility.

Mr. Gaechter indicated that there exist questions by Wantage Excavating regarding the protocol to be followed for final acceptance of the roads at Fieldstone Ridge, in order to secure the release of the performance bond to Beazer Homes. After general review and consideration, it was agreed that Mr. Doherty would request members of the Land Use Board to hold a meeting with Beazer Homes, Wantage Excavating, the Land Use Engineer and Land Use Attorney, and find a resolution to this matter.

**OLD BUSINESS**

**Status of Budget Adoption:**

Mr. Doherty explained that at their meeting of May 12, 2011, the governing body adopted a resolution to amend the 2011 Municipal Budget as it was introduced, with a public hearing date set for June 9, 2011. However, during the meeting, in response to requests for information, Mr. Doherty released an earlier draft copy of that amendment which indicated the public hearing would be held on May 26. Mr. Doherty suggested, in the interests of serving the public, that the governing body proceed with the formal public hearing on this amendment at the June 9 meeting, but also to hold a courtesy public hearing on this amendment tonight, in case any members of the public showed up for the purpose of discussing said amendment at this meeting.

Mayor DeBoer opened the meeting to the public at this time for the purpose of holding a public hearing on the proposed amendment to the 2011 Wantage Municipal Budget as Introduced.

Mr. William Gettler, Gemmer Road, expressed a desire to see a tax decrease.

Ann Smulewicz, Route 23, asked for a clarification regarding the details of the amendment. Mayor DeBoer responded.

There being no one else wishing to address the governing body at this time, Mayor DeBoer closed the meeting to the public and the governing body continued with the regular order of business.

**NEW BUSINESS**

**Final Adoption of Ordinance 2011-04: Capital Ordinance**

Mr. Gaechter moved to adopt on final reading, an Ordinance 2011-04, entitled "ORDINANCE APPROPRIATING THE SUM OF \$10,300.00 FOR THE PURCHASE OF MOWER". Mr. Bassani seconded the motion.

Prior to final roll call, Mayor DeBoer opened the meeting to the public for any questions or comments with respect to this proposed ordinance.

Mr. Harry Bootsma, Mudtown Road, asked if the mower was American-made.

Mr. Bassani and Mayor DeBoer responded "yes".

There being no one else wishing to address the governing body on this ordinance, Mayor DeBoer closed the meeting to the public and requested a roll call vote. Upon roll call, Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

**Introduction of Ordinance 2011-05: Salary Amendment**

Mr. Bassani moved to introduce on first reading, Ordinance 2011-05, entitled "ORDINANCE FIXING THE SALARIES OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, FOR THE YEAR 2011" with a final hearing date on June 9, 2011. Mr. Gaechter seconded the motion.

Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

**Approval of Minutes**

Mr. Bassani moved to approve the minutes of the regular and executive session meeting of the Wantage governing body held on May 12, 2011. Mr. Gaechter seconded the motion.

Upon roll call,

**Ayes:** Gaechter, Bassani **Nays:** None **Absent:** None **Abstain:** DeBoer

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**OPEN PUBLIC SESSION**

Mayor DeBoer opened the meeting to the public at this time, for any questions or comments involving the good and welfare of the community.

William Gettler, Gemmer Road, offered input regarding registration of Landlords under New Jersey statute; thanked the members of the governing body for introducing Ordinance 2011-06; stated that Stillwater Township had recently eliminated the family plan option for health benefits of employees; and offered his views and input regarding an OPRA complaint he has filed with the Government Records Council regarding denial of access.

Ann Smulewicz, Route 23, expressed a desire for the governing body to consider appointing someone else besides Harold Pellow as Township Engineer.

Mayor DeBoer and Ms. Smulewicz held discussion regarding this suggestion, in which Mayor DeBoer explained his views regarding the benefits of having an experienced Engineer and Ms. Smulewicz offered her views regarding the benefits of having a fresh start with a new professional.

Karen Merritt, Alpine Road, suggested that the students participating in the Youth in Government program be encouraged to stay for the entire meeting. General discussion of this suggestion took place, with the Mayor agreeing that this sounded like a good suggestion.

Greg Meehan, Route 639, offered concerns regarding noise from activities involving the Skydive Club operating out of Sussex Airport. General discussion of Mr. Meehan's concerns took place, with the governing body encouraging Mr. Meehan to continue working through the State Police to record his concerns in the future, should they occur.

Renee Anderson, Mudtown Road, reviewed water problems she is experiencing on her property.

General review and discussion of this issue took place, with the members of the governing body holding discussion with Ms. Anderson, Mr. Bootsma, and Mr. Bob Bahr of Mudtown Road.

There being no one else present wishing to address the governing body at this time, Mayor DeBoer closed the meeting to the public.

**ADJOURNMENT**

There being no further items for the attention of the governing body, Mr. Bassani moved to adjourn the meeting. Mr. Gaechter seconded the motion. Upon Roll call,

**Ayes:** Gaechter, Bassani, DeBoer    **Nays:** None    **Absent:** None    **Abstain:** None

Mayor DeBoer declared this meeting adjourned.

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James R. Doherty, Administrator Clerk