

**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, NJ ON OCTOBER 10, 2013**

Mayor Ronald Bassani 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 Ronald Bassani, Committeeman William DeBoer, and Committeeman William Gaechter. The following members were absent: None. Also present: Attorney Michael Garofalo.

Mayor Bassani 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."

**FLAG SALUTE**

Mayor Bassani invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

**CONSENT AGENDA**

Mayor Bassani requested that the governing body Review the Consent Agenda.

Mr. DeBoer moved to approve the following Reports for Filing:

Registrar Report for September 2013  
Construction Report for September 2013  
Tax Collector Report for September 2013  
Board of Health Report for September 2013  
Municipal Clerk Report for September 2013

Mr. Gaechter seconded the motion. Upon Roll call,

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

Mr. DeBoer moved to approve a refund of \$55,840.58 to US Bank, Block 42, Lot 1.04, for redemption of tax sale certificate 09-12, and \$4,500.00 to US Bank, Block 42, Lot 1.04, for refund of tax sale premium cert. 09-12. Mr. Gaechter seconded the motion. Upon Roll call,

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

**Administrator's Report**

**WMP Endorsement Resolution:** Mr. Doherty presented a proposed Resolution to endorse an amendment to the Wastewater Management Plan which would facilitate the connection of the Wantage Shopping Plaza to the SCMUA sewer system.

Mr. Gaechter moved to adopt the following resolution:

**TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX, STATE OF NEW JERSEY RESOLUTION ENDORSING A PLAN AMENDMENT TO THE WANTAGE TOWNSHIP WASTEWATER MANAGEMENT PLAN AND SUSSEX COUNTY WATER QUALITY MANAGEMENT PLAN FOR A PORTION OF THE PROPERTY KNOWN AS BLOCK 7, LOTS 12 AND 13.02 IN THE TOWNSHIP OF WANTAGE**

WHEREAS, the Wantage Township Committee desires to provide for the orderly development of wastewater treatment and conveyance facilities within the municipality; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas and related subjects be in conformance with an approved Wastewater Quality Management (WQM) plan; and

WHEREAS, the Wantage Township Wastewater Management Plan (WMP) prepared by the County of Sussex has been approved by the NJDEP as an amendment to the Sussex County Water Quality Management Plan in September 2000, and revised September 2001; and

**WMP PLAN AMENDMENT RESOLUTION, Continued**

WHEREAS, Main Land Sussex Company, LLC ("Main Land") is the owner of the Wantage Plaza Shopping Center located at 205 Route 23, Wantage, New Jersey, which land is identified as Block 7, Lots 12 and 13.02 on the Wantage Township tax maps ("Property"); and

WHEREAS, the Property is nearly fully developed with buildings, a parking lot, related improvements and four (4) sewage holding tanks that are pumped on a regular basis and the effluent sent to the Sussex County Municipal Utility Authority Sewage Treatment Plant; and

WHEREAS, the Property requires wastewater discharge of 19,950 gallons per day; and

WHEREAS, the Property is less than 100 acres and the projected wastewater flow volume at the Property is above the NJDEP threshold of 2,000 gallons per day, Main Land will connect to the Sussex County Municipal Utility Authority Sewage Treatment Plant, to be consistent with the Wantage Township WMP; and

WHEREAS, the property is shown as a "future sewer service area" and the existing Wantage Township WMP requires a Plan Amendment to permit the discharge for the proposed development and to provide that a portion of Block 7, Lots 12 and 13.02 on the tax map of Wantage Township be changed and designated as sewer service areas; and

WHEREAS, the Wantage Township Committee has determined that the discharge is appropriate for this Property within the municipality.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage on this Tenth day of October, 2013 as follows:

1. Wantage Township hereby endorses a plan amendment to the Wantage Township Wastewater Management Plan (WMP) to provide for a sewer service area designation for a portion of the property known as Block 7, Lots 12 and 13.02 in the Township of Wantage, and to allow it to be connected to the Sussex County Municipal Utility Authority Sewage Treatment Plant.
2. This endorsement shall be submitted to the Sussex County Policy Advisory Committee, the Sussex County Board of Chosen Freeholders, the NJDEP, and all other interested parties.

The motion was seconded by Mr. DeBoer. Upon roll call,

AYES: Gaechter, DeBoer, Bassani

NAYES: None

ABSENT: None

ABSTAIN: None

Mr. Doherty requested a confirming motion authorizing the contract for the paving of the Municipal Parking Lot.

Mr. Gaechter moved to authorize the Mayor to sign the contract with Tilcon New York for the Milling and Paving of the Wantage Township Municipal Building Parking Lot, for a price of \$46,698.15. The motion was seconded by Mr. DeBoer. Upon roll call,

AYES: Gaechter, DeBoer, Bassani

NAYES: None

ABSENT: None

ABSTAIN: None

**Transfer of Liquor License:** Mr. Doherty stated the Township is still awaiting the State Police Clearance Report for the proposed new owner of the Airport Pub & Package liquor license, and until that report is received, no action may be given consideration on the transfer application.

**Concord Engineering:** the governing body held general discussion on the possibility of extending third party electric billing service to JCP&L customers through an Electric Service Cooperative. After consideration, the governing body decided to ask the Sussex County Freeholders what action they are taking on this issue, and to request an information presentation from Concord Engineering.

**Administrator's Report, Continued**

**Route 284 Aggregates:** Mr. Doherty suggested it would be appropriate to consider giving Route 284 Aggregates a deadline date by which to comply with outstanding issues involving bonding and Soil conservation compliance. After general review, the governing body agreed to set the deadline date of January 1, 2014. Mr. Garofalo agreed to inform Mr. O'Krepky of this deadline.

**Car Show:** Mr. Doherty reminded all present that the Recreation Commission's Annual Car Show will be held this coming weekend in Woodbourne Park.

**Clove Hill Manor:** Discussion turned to the matter of completing the improvements at Clove Hill Manor. Mr. Doherty reported on a meeting he and Deputy Mayor DeBoer had with M r. John Maione. Mr. Doherty explained a course of action proposed for addressing uncompleted municipal improvements in this Development, as follows:

- 1) Administrator Doherty will recommend to the governing body that the "Date of Default" deadline on this project be extended until November 14, 2013, being the first meeting date of the governing body in November.
- 2) The developer will continue pursuing his efforts to comply with his agreement made with the Homeowners Association, but specifically to complete Township improvements within the "next thirty days" (as quoted last week).
- 3) If by November 10, the Developer has not completed the improvements, Mr. Maione will replace the existing Letter of Credit No. 03CL917 from Builders Construction Funding of America, LLC with a \$200,000 Letter of Credit from Sussex Bank.
- 4) If by November 14 the work has not been done, the Township will declare the Developer to be in default.
- 5) John Maione will then request the Township's permission to complete the improvements himself, prior to calling the Letter of Credit.
- 6) The Township would set a "Date by which" for John Maione to complete the improvements by that deadline, which would need to be done by mid-December, unless the Township Engineer certifies that there were no acceptable dates to complete the paving, in which case the improvements deadline date would be held over until the Spring of 2014 due to unsuitable weather conditions for paving at that point in the year.

After general review and discussion, the governing body expressed consensus approval for this course of action. Mr. DeBoer encouraged all parties to work hard on keeping open the lines of communication.

**Attorney's Report**     None

**Committee Reports**

Mr. DeBoer offered congratulations to the Wantage Township First Aid Squad for having won First Place for "Best Appearing Ambulance" and for "Marching" at the County Firemen's Parade in Franklin Borough. The entire governing body offered their congratulations as well.

Mr. Gaechter reported that he attended the Sussex County League of Municipalities Dinner for this month. The topic of discussion was substance abuse in Sussex County and Municipal Response to this crisis. Mr. Gaechter found the presentation eye opening and encouraged continued education in the schools against drug abuse, as this is the best tactic in a rural municipality such as Wantage which does not have a local police department to help facilitate anti-drug programs. Mr. Gaechter stated that in addition to Heroin, the drug of choice amount youth has become unused prescription medications, so Mr. Gaechter urged parents to be diligent in discarding old prescription drugs, identifying several county-wide disposal days being sponsored in various locations.

Mayor Bassani reported that he and Mr. Doherty met with Harold Pellow and Corey Stoner of the Township Engineer's office, and listened to a presentation regarding digitizing the Township's tax maps. Mayor Bassani has requested additional information and cost figures on this possibility and suggested it would be worthwhile to give consideration to this possibility during the upcoming budget preparation meetings in January.

**OLD BUSINESS**

**Volcanic Hill Road**

The members of the governing body held discussions with Mr. Ken Nelson, Mr. Greg Puzio, and Ms. Betsy Garbaccio of Volcanic Hill Road. All parties reviewed with Mr. Garofalo the protocol for proceeding with municipal acceptance of a public road. Mr. Nelson suggested that the request for the current owner (being Mr. Jack O’Krepky) to deed the property to the Township, the decision of the Township to accept the road, and the decision to pay for the improvement of the road through a special assessment ordinance would need to be done as a “package” action, if the governing body decides to move forward.

Mayor Bassani informed the residents that additional time would be needed for the governing body to review and consider this matter, as the fact that not all property owners on the street have “signed on” to the proposed course of action is a factor which needs to be taken into account before making a decision.

**NEW BUSINESS**

**Endorsing Farmland Preservation Applications**

Mr. Gaechter moved to approve the following resolution:

BE IT RESOLVED that the Mayor and Committee of the Township of Wantage, in the County of Sussex, State of New Jersey, does hereby express its support for the Farmland Preservation Program and gives preliminary approval of the following applications.

BE IT FURTHER RESOLVED that approval is given for these to be submitted to the State Agriculture Development Committee by the Sussex County Agriculture Development Board for county reimbursement consideration when state funding for farmland preservation is available.

Lois Wright, CloveWright Farm	Block 39, Lot 4.01 79.47 acres approximately Block 39, Lot 5.03 12.98 acres approximately
H. William & Holly S Windy Flats Dairy #1	Block 127, Lot 4.02 86.9 acres approximately
H. William & Holly S Windy Flats Dairy #2	Block 129, Lot 7.01 30.8 acres approximately
Estate of Elizabeth Lott	Block 45, Lot 16.02 41.093 acres approximately Block 47, Lot 1 0.07 acres approximately Block 47, Lot 2 1.851 acres approximately Block 138, Lot 1.03 0.53 acres approximately
Scott Paladino, The Olde Clove Farm	Block 140, Lot 11.01 45.06 acres approximately Block 33, Lot 22 3.72 acres approximately

Mr. DeBoer seconded the Motion. Upon roll call,

AYES: Gaechter, DeBoer, Bassani

NAYES: None

ABSENT: None

ABSTAIN: None

**Introduction of Ordinance 2013-09: Vacate Portion of Turner Road.**

Mr. DeBoer moved to introduce an Ordinance entitled “**An Ordinance To Vacate A Portion Of Turner Road In The Township Of Wantage.**” Final hearing date scheduled for November 14, 2013. Mr. Gaechter seconded the motion. Upon roll call,

AYES: Gaechter, DeBoer, Bassani

NAYES: None

ABSENT: None

ABSTAIN: None

**Approval of Minutes**

Mr. DeBoer moved to adopt the minutes of the Regular meeting held on September 26, 2013.

Mr. Gaechter seconded the motion. Upon Roll call,

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

**OPEN PUBLIC SESSION**

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

Phil Clavin, Bill Duffy, and Nick Rosania of Clove Hill Manor inquired regarding the status of the Letter of Credit for Clove Hill Manor, posing various scenarios which might develop and inquiring what the Township response would be.

Mr. Doherty, Mr. Garofalo and the members of the governing body addressed the questions regarding the Letter of Credit. Mayor Bassani counseled all residents from Clove Hill Manor to resist the urge to speculate on this issue and to let the course of action play out to see what actions are or are not going to be required.

Mr. Clavin asked how Mr. Maione could obtain other approvals for developments if he did not complete obligations on Clove Hill Manor. The members of the governing body explained the legal restrictions against such connections being made when the Land Use Board gives consideration to applications before them.

Bill Semmens expressed concern with whether there would be sufficient money in the Letter of Credit to complete the improvements still outstanding. Mr. Doherty and Mayor Bassani addressed Mr. Semmens' concerns by once again requesting that the proposed course of action be allowed to develop, rather than the attempt and discuss problems that may never arise.

Mr. Semmens, Joyce Shafer, and Henry DeVries all commented on various improvements needing to be made, and the details of the Letter of Credit. Mr. Doherty and Mayor Bassani responded. Mr. Gaechter and Mr. DeBoer reminded everyone that the municipal improvements to be completed would be done under the supervision and inspection of Township Engineer Harold Pellow.

There being no one else wishing to address the governing body, Mayor Bassani closed the meeting to the public and the governing body returned to the regular order of business.

**ADJOURNMENT**

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

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

Mayor Bassani declared this meeting adjourned.