

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 JUNE 11, 2015.

Mayor Gaechter called the meeting to order, and requested the Clerk call the roll. Upon roll call, the following members of the governing body were present: Mayor William Gaechter, Committeeman Ronald Bassani, Committeeman Jon Morris. Absent: None.

Mayor Gaechter 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 and certified by the Clerk."

Mayor Gaechter invited all those present to join in the Salute to the Flag.

CONSENT AGENDA:

Mayor Gaechter requested that the governing body review and approve the Consent Agenda.

REPORTS

Mr. Bassani moved to approve the following reports for filing:

- Municipal Clerk Report for May 2015
- Registrar Report for May 2015
- Tax Collector Report for May 2015
- Board of Health Report for May 2015
- Zoning/Property Maintenance Report for May 2015

Mr. Morris seconded the motion. Upon roll call,

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

RESOLUTIONS

Mr. Bassani moved to confirm action taken by Administrator to authorize 16 hours a week of Laborer duties at \$14.25/hr. for Poundkeeper Mike Flood on a seasonal temporary basis for ten weeks. Mr. Morris seconded the motion. Upon roll call,

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

Mr. Bassani moved to confirm municipal approval of applications for membership in Wantage Township First Aid Squad for Jessica Amick, Ashlee Autore, Kim Burns, Christopher Campbell, Tanya Chiofalo, Trudy Congden, Christopher D'Amelio, David Burns, Luke Faulkner, Duncan Graham, Olivia Gutierrez, Patrick Hanson, Cassidy Heiden, Julia Heiden, Noel Heiden, James Kozlowski, Camryb Krynicki, Lucas Krynicki, Skylar Langenbach, Jean Marie Lanzilotti, Terence Lanzilotti, Christopher Little, Pamela Mackey, Joseph Martin, Coner McGrath, Adam McKenney, Nicholas McKenney, Lauren Osborn, Kayla Ouelette, Parris Poyneer, Christopher Puskas, Philip Szalczinger, Richard Stickle, Daichi Uchida.

Mr. Morris seconded the motion. Upon roll call,

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

ADMINISTRATOR'S REPORT:

Lake Windsor Road Improvement Feasibility Study: Mr. Doherty presented te results of his investigation into the costs and details involved in proceeding with a special assessment project for Lake Windsor Road improvements. Mr. Doherty believes the cost and the difficulty with terrain suggests the Township may not want to proceed with the project. By consensus, the governing body instructed Mr. Doherty to make known the cost factor involved to the property owners, and seek their input, before the govenring body made a decision on the matter.

Fee Schedule Review: Mr. Doherty reported that the Presentation from County Health Dept., to offer details of the services they provide, will take place at our June 25 meeting.

Administrator Recommendation to Fill Opening in Assessor Office: The governing body expressed a desire to discuss this in closed session prior to making a decision.

Ken Nelson Planner Services

Mr. Bassani moved to adopt the following resolution:

RESOLUTION AUTHORIZING THE AWARDING OF A CONTRACT BY THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX, STATE OF NEW JERSEY TO KENNETH NELSON FOR PROFESSIONAL SERVICES AS A PLANNER IN CONNECTION WITH A FORTHCOMING ACTION FOR DECLARATORY JUDGMENT RELATING TO AFFORDABLE HOUSING.

WHEREAS, the Township of Wantage is considering, with other municipalities, filing a declaratory judgment action for a Judgment of Compliance and Repose and, among other forms of relief, a determination of the municipality's obligation to provide a realistic opportunity for its fair share of the region's affordable housing needs in accordance with the Mount Laurel Doctrine as set forth in the Decision and prior decisions of the Courts of New Jersey, and the Fair Housing Act, N.J.S.A. 52:27D-301 et. seq. and

WHEREAS, the Township Committee has determined that it may be in need of services of a professional planner to provide advice and research in connection with an action; and

WHEREAS, the Township Committee has determined that Kenneth Nelson, a licensed professional planner in the State of New Jersey, possesses the necessary experience and qualifications to provide the necessary services;

WHEREAS, the services to be performed are "Professional Services" as defined in N.J.S.A. 40A:11-2);

NOW THEREFORE, be it resolved by the Township Committee of the Township of Wantage, County of Sussex, State of New Jersey as follows:

1. That the Municipality does hereby appoint Kenneth Nelson of 2 Volcanic Hill Road, Wantage, New Jersey to provide the aforementioned services.
2. That the Mayor, or other appropriate official of the Municipality, on behalf of the Municipality is hereby authorized and directed to execute any and all documents to implement this Resolution and the Clerk of the Municipality directed to attest to same.
3. That this Resolution shall take effect immediately or as otherwise provided by law.

Mr. Morris seconded the motion. Upon roll call,

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

Mr. Bassani moved to approve a Shared Services Agreement and to authorize the payment of \$2,000.00 into an escrow fund to be administered by Jeffrey R. Surenian, Esq. to be used to retain the services of Dr. Robert Burchell, an acknowledged expert, who will undertake a study on behalf of over 100 municipalities to the shared services agreement to determine municipal fair share numbers to counter other numbers generated by non-municipal parties.

Mr. Morris seconded the motion. Upon roll call,

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

OLD BUSINESS:

Introduction of Ordinance 2015-06: Lake Neepaulin Use Regulations

Mr. Doherty presented the governing body with the proposed Ordinance for use regulations at Lake Neepaulin, as prepared by Mr. Kienz per the input of the governing body. Mr. Doherty stated that, in accordance with parliamentary procedure, it would be appropriate for a motion and a second to be made for introduction of the proposed Ordinance, after which the governing body may discuss among themselves to ensure that the wording of the proposed ordinance meets with their approval before a vote is taken. Mr. Doherty also stated that, while there is no requirement to open the meeting to the public prior to introduction of an ordinance, neither is there a prohibition against it, and the Mayor might wish to consider offering a courtesy public input opportunity prior to voting on introduction at that point.

Introduction of Ordinance 2015-06, Continued

Mr. Bassani moved to Introduce on First Reading, Ordinance 2015-06, entitled “ORDINANCE ADOPTING RULES AND REGULATIONS FOR THE LAKE NEEPAULIN PROPERTY KNOWN AND DESIGNATED AS TAX BLOCK 69.01, LOT 40 AND BLOCK 69.02 LOT 55, WITHIN THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX, STATE OF NEW JERSEY”, with a final adoption date scheduled for June 25, 2015. Mr. Morris seconded the motion.

On The Question, Mr. Bassani requested that wording be removed from the ordinance in Section 5, subsection D, to clarify that Wantage residents may have access to boat storage permits beginning on March 1 of each year and for the remainder of the year. All members of the governing body found this proposed change acceptable, and the motion was amended to reflect this said change.

There being no other discussion desired by the governing body, Mayor Gaechter opened the meeting to the public for the purpose of accepting input from the public on this proposed motion for introduction.

Ann Smulewicz, Route 23, spoke in opposition to the proposed ordinance, and opposition to the Township’s ownership of the lake, citing cost concerns and various other concerns expressed regarding the lake. Mayor Gaechter offered a response to Ms. Smulewicz’ comments, stating Ms. Smulewicz input has already been considered and discussed in the past.

Karen Merritt, Alpine Road, requested a clarification regarding whether snowmobiles were included in the ordinance’s scope regarding prohibition of all-terrain vehicles. Mayor Gaechter responded in the affirmative.

Kathy Gorman, Fernwood Road, inquired regarding whether bathrooms would be made available at the park, and asked for clarification if the park would be open to all. Mayor Gaechter and Mr. Doherty responded that placement of bathrooms is not part of the use regulation ordinance, and the attorney has advised that the park needs to be made available to both residents and non-residents.

Robert Blair, White Pine Trail, stated that it is time to move forward, and put the past behind us.

Catherine Francavilla, Fairchild Lane, expressed concern that senior citizens are operating on a fixed income, so costs need to be controlled by the Township. Mr. Bassani and Mayor Gaechter offered responses to this observation.

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

Mayor Gaechter observed that concerns were expressed by members of the Recreation Commission at the last meeting regarding the governing body’s position with respect to Recreation’s recommendations on this topic. Mayor Gaechter went through those recommendations, illustrating that the only recommendation the governing body took different action on involved swimming, and all other recommendations were endorsed and will be pursued.

Mr. Bassani stated that the governing body has pursued action on this issue with great detail, and the goals of the governing body remained constant: to provide the widest range of choice and opportunity to the Wantage public.

Upon roll call,
Ayes: Bassani, Morris, Gaechter Nays: None Absent: None Abstain: None

NEW BUSINESS: None

PAGE FOUR OF THE MINUTES OF JUNE 11, 2015

OPEN PUBLIC SESSION:

Mayor Gaechter opened the meeting to the public for any questions or comments at this time.

Tom Jable, South Shore Drive, commended the governing body on introducing the ordinance and expressed agreement with Mr. Bassani's comments, and disagreed with Ms. Smulewicz' comments.

Bob Heiden, Old Clove Road, commended the governing body on introducing the ordinance, expressing the belief this will help Lake Neepaulin neighborhood remain attractive and help taxpayers throughout the town.

Kathy Gorman, Fernwood Road, asked who would enforce the Ordinance. Mr. Doherty responded either the Constable or State Police, depending on circumstances.

Peter Johr, South Shore Drive, expressed the belief that the ordinance would help protect property values, citing a situation in Sullivan County Ny involving a dam and its impact on property values.

Ann Smulewicz, Route 23, disagreed with Mr. Johr's observations.

There being no one else present wishing to address the governing body, Mayor Gaechter closed the meeting to the public.

EXECUTIVE SESSION

Mayor Gaechter requested a Motion to close the meeting to the public and go into executive session to discuss employee negotiations, as follows:

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 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 Mayor and Committee of the Township of Wantage, that the public shall be excluded from discussion of matters involving the terms and conditons of employment of a prospective employee in the Assessor's office.

BE IT FURTHER RESOLVED that Minutes will be kept on file in the municipal clerk's office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

Motion made by Mr. Bassani, Second by Mr. Morris. Upon Roll Call:

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

After meeting in closed session, Mayor Gaechter requested a Motion to return to open session and continue with the regular order of business. Motion by Mr. Bassani, Second by Mr. Morris.

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

Mr. Bassani moved to hire Nicole Dunn as full time employee of the Assessor's office at \$12 an hour on a full time basis, effective June 29, 2015. Seconded by Mr. Morris. Upon roll call,

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

Mr. Doherty stated his apologies for overlooking one item on his Administrator Report earlier, and requested the governing body consider taking action to approve a resolution authorizing the Administrator to submit a Statement of Consent to the NJDEP on behalf of a TWA permit application by Town Center at Wantage.

Mayor Gaechter moved to approve the following resolution, subject to review and approval by the Township Engineer:

PAGE FIVE OF THE MINUTES OF JUNE 11, 2015

BE IT RESOLVED that the Township Committee of the Township of Wantage, hereby confirms authorization for the Wantage Township Administrator to sign the Statement of Consent By Governing Body of the WQM-003 Application Form for the project identified as Dunkin Donuts, in support of a TWA Permit Application by Town Center at Wantage, Inc. for 190 NJSH Route 23 within the Township of Wantage.

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

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

There being no further proposed action before the governing body for consideration, Mayor Gaechter requested a Motion to adjourn the meeting.

Motion by Mr. Bassani, Second by Mr. Morris, to adjourn. Upon roll call,

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

Mayor Gaechter declared the meeting to be adjourned.

Respectfully Submitted,

James R. Doherty, Administrator Clerk