

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP
OF WANTAGE, HELD AT THE WANTAGE TOWNSHIP BUILDING, 888 STATE ROUTE 23,
WANTAGE, NJ, HELD AT 7 P.M. ON
June 22, 2017**

Mayor Morris called the meeting to order, and requested that the Clerk call the roll. Upon roll call, the following members of the governing body were present: Mayor Jonathan Morris, Committeeman Ronald Bassani, and Committeeman William Gaechter. Also, present: Administrator/Acting Clerk Debra Millikin.

Mayor Morris stated, "This meeting is being held in compliance with the provisions of the Open Public Meeting Act, P.L. 1975, Chapter 231. It has been properly noticed and certified by the Clerk."

CONSENT AGENDA

Mayor Morris requested a motion to approve the Consent Agenda Resolution 76-2017 through Resolution 78-2017. May monthly reports for: Board of Health, Clerk Report, Housing Report, Lane Use Report, Property Maintenance Report, Registrar Report, Tax Collector Report, and Zoning Report.

Motion made by Mr. Gaechter, and seconded by Mr. Bassani.

Upon Roll Call:

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

TOWNSHIP OF WANTAGE

RESOLUTION #76-2017

AUTHORIZING REFUND RECREATION WANTAGE DAY 2017 VENDOR
FEE

WHEREAS, the Recreation Secretary has recommended the Mayor and Committee of the Township of Wantage reimburse funds for vendor fee for Wantage Day 2017.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wantage, County of Sussex, does hereby authorize the refund of

\$20.00 Elmer Zimmerman for vendor fee for Wantage Day 2017.

This Resolution shall take effect immediately.

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Township Committee of the Township of Wantage, in the County of Sussex, New Jersey, at a meeting held on June 22, 2017

TOWNSHIP OF WANTAGE

RESOLUTION #77-2017

RESOLUTION APPROVING BILLS AND VOUCHERS FOR PAYMENT

BE IT RESOLVED by the Township Committee of the Township of Wantage in the County of Sussex that payment is hereby approved for all vouchers that have been properly authenticated and presented for payment, representing expenditures for which appropriations were duly made in 2016 and 2017 Budgets adopted by this local Governing Body, including any emergency appropriations, and where unexpended balances exist in said appropriation accounts for the payment of such vouchers.

TOWNSHIP OF WANTAGE

RESOLUTION # 78-2017

Resolution Renewing Liquor Licenses for 2017 - 2018 Licensing Term

BE IT RESOLVED, that the Mayor and Committee of the Township of Wantage, in the County of Sussex, State of New Jersey, does hereby approve the renewal of the liquor licenses named below for the licensing term of July 1, 2017 through June 30, 2018:

CLUB LICENSE

<u>License#</u>	<u>Licensee & Location:</u>	<u>Trading As:</u>
1924-31-013-002	2288 COPORATION Route 565 Lewisburg Road Wantage, NJ 07461	2288 CORPORATION

PLENARY RETAIL CONSUMPTION LICENSES:

<u>License #</u>	<u>Licensee & Location:</u>	<u>Trading As:</u>
1924-33-0002-004	Thomson Douglas J 447 Route 285 Wantage, NJ 07461	Cabin Fever
1924-33-004-004	CT PRODUCTION LLC 1050 Route 23 Wantage, NJ 07461	The Glenbrook Restaurant

Mayor Morris stated a motion is in order to approve check #24988 for Bassani Power Equipment, LLC for \$100.05.

Motion made by Mr. Gaechter, and seconded by Mayor Morris

Upon Roll Call:

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

REPORTS

Clerk – None

Administrator – Mrs. Millikin stated that oil and stone was completed on Sally Hardin Road, Mt. Salem Road, and Neilson Road by Morris Asphalt. Harold Pellow is finalizing the paving projects for this summer by utilizing the Morris County Coop and hope to have a date within the next couple of weeks for the dates of milling and paving. Once this is known it will be posted on our website and on facebook.

Next Mrs. Millikin stated tonight each Committee member is receiving a copy of the Township Audit and LOSAP review. Michelle LaStarza and I had the exit conference for the Township Audit and LOSAP review on Monday with Tom Ferry of Ferraioli, Wielkotz, Cerullo & Cuva. Mr. Ferry discussed the required audit responsibilities and went over the audit and reviewed the Township LOSAP in detail. The Township had no comments for 2016. At the next meeting there will be a resolution on the agenda.

Mrs. Millikin stated she had a question regarding Ordinance 2016-09 and Patrick Stefannelli questioned the ability to utilize a landscaping company. There is a property at 20 Eastfield Drive that this is up for sheriff's sale and the grass is very high, which has caused numerous complaints to come in on this property. In the ordinance, it indicated no less than 20% of the money collected by the Township shall be utilized for municipal code enforcement purposes. My concern is that if this money is utilized the Township currently does not have a means in place to recoup the cost. The Township would need to place a lien on the property. Mayor Morris stated he did drive by the property and it looks like a hay field and there are several properties that have this issue. Mayor Morris said we need to address this matter. Mr. Bassani questioned the money coming in based on this and can be utilized for this purpose. Mr. Bassani questioned about setting up trigger points for when the lien would have to be placed. It was recommended that legal give a recommendation. Also suggested that the Township look at some neighboring ordinances.

Mrs. Millikin indicated that tomorrow she will be attending the retirement part for Debbie Hirt from NJDOT who is retiring the end of the month.

Attorney Report - none

Mayor's Report - Mayor Morris stated he was at Lake Neepaulin and the future eagle scout Chris Dely was there at the basketball court and did a great job on the basketball court. He did have some suggestions on utilizing the beach area. Future discussion on this.

Committee Member Report – Mr. Gaechter stated he attended Mr. Retz multi-generational homes on Sunday and the units look great!

Committee Member Report – Mr. Bassani - none

OLD BUSINESS

None

NEW BUSINESS

2nd Reading & Public Hearing

A motion is in order to adopt on final reading Ordinance #2017-09 AN ORDINANCE ESTABLISHING A RECREATION AND PARKS ADVISORY COMMITTEE.

Motion was made by Mr. Bassani and seconded by Mr. Gaechter.

Mayor Morris opened this portion of the meeting to the public. None coming forward this portion was closed.

Upon Roll Call:

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

WANTAGE TOWNSHIP

ORDINANCE #2017-09

AN ORDINANCE ESTABLISHING A RECREATION AND PARKS ADVISORY COMMITTEE

WHEREAS, the Township Committee of the Township of Wantage created a Board of Recreation Commissioners which was codified in the Ordinances of the Township of Wantage in Section 2-7.1 et seq.; and

WHEREAS, the Township Committee is desirous to replace the Board of Recreation Commissioners with a Recreation and Parks Advisory Committee; and

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Wantage in the County of Sussex and State of New Jersey as follows:

Section 1. Membership; term of office.

- (a) There shall be a Recreation and Parks Advisory Committee consisting of five (5) members and up to two (2) alternates appointed by the Township Committee.
- (b) The initial terms of the members shall be as follows: two (2) members for a term of three years each, two (2) members for a term of two years each, and one (1) member for a term of one year. The terms of the successors to the members shall be for three years each. The initial terms for the alternate members shall be as follows: one (1) member for a term of two years, and one (1) member for a term of one year. The terms of the successors to the members shall be for two years each.
- (b) After the initial appointments, all future membership appointments shall be made at the annual reorganization meeting.

Section 2. Powers and duties.

The Recreation and Parks Advisory Committee shall:

- (1) Conduct studies of the present and future recreation needs of the Township, and develop immediate and long range plans for recommendation to the Township Committee.

- (2) Develop and recommend to the Township Committee a year-round program of recreational activities for all Township residents to be administered by the Township.
- (3) Review, plan for and advise the Township Committee regarding the development and redevelopment of open space, park land, Lake Neepaulin and bikeways which are owned, to be owned, or otherwise available for use by the Township and maintain, use and control open space, park land, Lake Neepaulin and bikeways owned or otherwise available for use by the Township.
- (4) Coordinate its activities, and cooperate with other Committees and trusted with responsibilities relating to the environment, open space and recreation.
- (5) Prepare and submit quarterly to the Township Committee a summary report of activities undertaken by the Committee for the previous quarter.

Section 3.

The Recreation and Parks Advisory Committee shall be permitted to recommend, for the appointment of personnel as may be required to supervise and implement the various recreational programs. The Governing Body shall have the authority to make appointments as deemed necessary and appropriate. Such appointees shall be under the supervision of the Administrator.

Section 4.

The Committee repeals Section 2-7 of the Wantage Ordinance creating the Board of Recreation Commissioners.

Section 5. Severability.

If any provision of this Ordinance or the application of this Ordinance to any person or circumstances is held invalid, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

Section 6. Repealer.

All ordinances or parts of ordinances or resolutions that are inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

Section 7. Effective Dates.

This Ordinance will take effect after publication and passage according to law.

Introduction of Ordinance

A motion is in order to introduce on first reading Ordinance #2017-10 ORDINANCE AMENDING THE SALARIES OF OFFICERS AND EMPLOYEE OF THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, FOR THE YEAR 2017.

A motion was made by Mr. Bassani and seconded by Mr. Gaechter.

Upon Roll Call:

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

TOWNSHIP OF WANTAGE

ORDINANCE #2017-10

ORDINANCE AMENDING THE SALARIES OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, FOR THE YEAR 2017

BE IT ORDAINED by the Township Committee of the Township of Wantage, County of Sussex, State of New Jersey as follows:

Section 1. Pursuant to the provisions of N.J.S.A. 40A:9-165, the Township of Wantage shall pay its municipal officers and employees for services rendered as shown below. Figures shown represent annual salary, unless otherwise indicated.

DEPARTMENT & POSITION

Nancy Van Horn Shared Service Finance Stipend	\$1,500 7/1/17 to 12/31/17
Nicole Dunn Shared Service Tax Stipend	\$ 500 7/1/17 to 12/31/17
Jeanne McBride, Assistant Zoning Officer	\$2,000 Annual

Section 2. All former ordinances or part thereof conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall take effect after publication and passage according to law.

Approval of Minutes

A Motion is in Order to approve the minutes of the June 8, 2017, Mayor and Committee Regular Meeting.

Motion was made by Mr. Gaechter and seconded by Mr. Bassani

Upon Roll Call:

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

OPEN PUBLIC SESSION

Mayor Morris opened the meeting to the public.

Ken Kearnis resident of Wantage stated since 1973. Since I retired put lots of miles on my bicycle. Last few months asphalt millings are located all over Wantage like dandelions after a spring rain storm. Mr. Kearnis read from the NJDEP Recycling Asphalt Pavement and Asphalt Milling (RAP) Reuse Guidance dated March 2013. "The following uses of RAP are prohibited, except as provided bellows: 1) As final surfacing material, unless the RAP is bound with asphalt emulsion, or paved with hot mix asphalt or Portland cement concrete." Not to be placed near wetlands, flood fringe, floodways or buffers or utilized to fill in of quarries. He stated "the bitumen binder used in asphalt paving applications contains a relatively high concentration of a family of organic compounds that has the potential to pose human health and environmental concerns in certain circumstances, especially when asphalt material is ground into very small particles that easily blow off of or wash from the surface. Used alone without a paved top surface has the potential to

significantly migrate from the roadway through the actions of water, wind, and physical displacement and possibly contaminate surrounding soils, and/or surface water sediment. Traffic traveling on the unpaved RAP could generate dust containing the compounds referenced above and the dust would be a major migration route of the RAP to the surrounding environment." When talking with one of neighbors said to just look the other way. Three things happened this week to come to this meeting tonight. First, had a conversation with my neighbor at his commercial building cannot use millings and I questioned why and he said the Town does not allow it. Second thing was I had a knock on my door to pave my driveway and I asked him what they do with the millings he said it is taken to a recycled facility and cannot be reused. The third thing one of my neighbors had a dump truck come to his property and dump a load of millings and asphalt chunks on to his property and was paid for the load. Mr. Kearnis stated he feels Wantage is becoming the dumping grounds of millings and this is a problem. Mr. Kearnis would like the Committee to make people aware that this is not permitted. Mr. Kearnis also encourages the Township Committee to consider an ordinance to prohibit millings being placed on parcels. Mayor Morris indicated the Township is aware of the issue and has reached out to NJDEP and find out the best course of action.

Mr. John Nuss, first I would like to thank you gentleman regarding RER and I feel progress is being made. The other question is I have heard that the Township is looking at purchasing a property on Berry Road and Sherman Ridge. What are your thoughts on this property are you all for the purchase? Mayor Morris indicated he is very much in favor of the acquisition of the Berry Road parcel because it would be a nice extension of Woodbourne park and will allow for more fields. If you spend any time in Woodbourne Park you will know the fields are needed. On any given night or weekend Woodbourne Park is jammed packed. Plus, this will provide the ability for biking and walking paths and overall good for the community. Mr. Bassani agreed he is in favor of the purchase of the parcel. Mr. Gaechter is in favor of the purchase of the parcel. Mr. Nuss thanked the Committee for its time.

Mr. Joseph Retz questioned what is the Township spending on this property if it is over \$150,000 that is too much. Mr. Retz stated he has a copy of Mr. Pellow's map and it shows two soccer fields. Mr. Bassani stated this is just a concept map. Mr. Retz indicated that yellow on the map indicates the 150' wetland buffer and the red indicates a category 1 stream. The 54 acres you only have about 10 acres of useful land to be utilized. What are your spending for this parcel. Mayor Morris indicated as he stated before it is a great site for passive and active recreation. Mr. Retz indicated why spend the money on this purchase it is a terrible piece of property to purchase. Why not place new fields in Woodbourne Park. The house and barn are in disrepair and the buffer zone goes right through the house. This needs to be reconsidered. Yes, if you want to do a walking path you will need to build three bridges, and you also have a dam on the site. There is no value at all in the purchase.

Mrs. Ann Smulewicz questioned how did you arrive at a monetary value. Mayor Morris indicated the Township received a value from Green Acres with an approved purchase price. Mr. Bassani stated there is a significant process. We meet with the property owner to discuss what they are considering for a purchase price. Then the Township goes to Green Acres and requests they consider the parcel. Once it is agreed too then the Township has to obtain two separate appraisals. Then the state is provided the appraisals

and they determine a figure. Green Acres for the Berry Road parcel appraised the parcel at \$555,000. Mr. Bassani stated Green Acres agrees to provide half of that amount. The Open Space Committee then negotiates the price above or below that price. This Committee is advised of the price and the Committee makes a decision on whether to utilize the Open Space Money. Mrs. Smulewicz stated in real estate there is a requirement for 3 appraisals. Mr. Bassani stated the State only requires 2 appraisals. If there is a discrepancy then Green Acres does their own appraisal based on the value. Mr. Bassani indicated there is about \$700,000 in Open Space account. The Green Acres money is only good till end of December.

Mrs. Smulewicz stated there is all this farm land assessment and the middle class has to cover this amount. She stated a lot of people in this Township would like to see Economic Development and the lower of taxes. She indicated there is an overwhelming emphasis on spending money and not bring money in. Does not seem like the Township is bring in business into Wantage. She stated Franklin is approaching those businesses and there needs to be an effort to attract businesses. The Township needs to encourage business. Mayor Morris indicated not comparing apples to apples because we need things to bring businesses to Wantage. He also stated they have the demographic to attract these businesses and is over a smaller area. Mr. Gaechter stated WaWa did consider Wantage until the Quick Check was constructed. Mr. Bassani stated I feel you are right on the money regarding getting business to Wantage. I helped work with the master plan and worked on the plan for McCoy's corner and the potential for Biscack. Mr. Bassani stated he feels that this Committee as well as the Land Use Board have done things to prepare us. Mr. Bassani stated the infrastructure is not here. Anyone having to come to Wantage have to go through Franklin. I do not want all the fast food for Wantage. Mr. Bassani stated to bring industry in would be the answer. If you have an idea I am open to your idea. Mrs. Smulewicz the Township needs to pick up the phone and tell them we want them. Mr. Bassani stated the Township worked with Biscack to purchase the sewer rights. The Township is 65 square miles and a rural community. Mrs. Smulewicz stated maybe Mrs. Millikin can reach out to businesses. Mr. Bassani stated an Economic Development Commission is a good idea that Mrs. Gorman keeps addressing to the Committee. Mr. Gaechter stated the reality is we are a small piece of the puzzle. I had a discussion with Mr. Maione and he has water and sewer and he is trying to attract business into the Township. Mr. Gaechter stated the demographics are not here. Maybe when the ShopRite comes in maybe it will attract more to Wantage. Even though ShopRite is in Sussex Borough. Mayor Morris thanked Mrs. Smulewicz.

Mrs. Kathy Gorman stated to get Economic Development you have to be very aggressive to attract business. Woodbourne Park and the Dog Park bring a lot of people into the Township. Biscack property being vacant is a problem and the Township needs something to show Wantage is open for business. Mrs. Gorman stated you have to be aggressive. She also indicated that there is another supermarket known at Aldi and the Township should look into this for Wantage. ShopRite locating in Sussex is going to be all tractor trailer traffic because trucks come all times of the day. Mrs. Gorman stated you need to bring competition to the Township. Mr. Gaechter stated you are confused because we cannot say you go here. Mrs. Gorman stated she knew. Mrs. Gorman stated then the developer on Route 23 is our Economic Development he is building apartments. Mr. Gaechter stated he is a piece of the puzzle. Mrs. Gorman stated you need a plan

and need to be aggressive about it. Mrs. Gorman stated everyone should show up to the Land Use Board on Tuesday night to hear the application regarding apartments. Mr. Gaechter stated he has also built the Dunkin Donuts and has a fast food pad site as well. He also stated another approval for a small hotel within this area. Mr. Gaechter stated his point is Biscack has a lot more skin in the game then the three Committee Members. He indicated they purchased the sewer and would not be paying this to keep it just a gravel pit. Mr. Bassani stated there needs to be better long-term plan and a master plan on what the Township would like to see in the Township within areas for development. Mayor Morris would like to sit down and discuss your ideas.

Mr. Joseph Retz stated without water and sewer you are not going to do much. If you want to do something you should purchase the best aquafer site. Reason why Mr. Maione is able to do something is the water. Mr. Retz stated NJDEP is removing sewer service areas. The Committee agrees with the need for water and sewer.

Mr. Nuss stated what is being discussed is people bring business. Due to the 5 acre zoning this has had an effect on the people coming to the Township. Prior to the 5-acre zoning the 1 acre zoning average lot was 3 acres. Mr. Nuss stated when do you do the negotiating when do you do the due diligence? The Township has the cart before the horse this time. What are the plans with the house and barn. Mr. Bassani explained there is confusion but the Open Space Committee is to buy property in order to allow for people to walk around the perimeter in Wantage. The ordinance was changed in 2015 to allow for active recreation along with passive. Open Space Committee goal is to slow growth in Wantage to keep the Township rural. Also, to allow for recreation and look at Woodbourne Park is utilized constantly. Mr. Bassani stated if he is not mistaken Sparta has 5 acre minimum lots and the Township has a great idea with 5-acre minimum. Mr. Nuss stated that you should negotiate the property since a great deal is not usable. Mayor Morris thanked John Nuss.

There being no other member of the public wanting to comment public comment was closed.

Motion to adjourn made by Mr. Bassani and seconded by Mr. Gaechter.

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

Meeting adjourned at 8:01 p.m.

Respectfully Submitted,

Debra Millikin, Acting Municipal Clerk