MINUTES FRANKLIN TOWNSHIP COMMITTEE REGULAR MEETING THURSDAY, JANUARY 7, 2016

Upon adjournment of the Reorganization Meeting the Franklin Township Committee held a regular meeting on Thursday, January 7, 2016 at the Municipal Building. This meeting has been properly noticed in accordance with the Open Public Meetings Act.

Mayor Susan Soloway called the meeting to order at 7:52 P.M. and led the flag salute.

Roll Call:

Joseph Darocha PRESENT

Craig Repmann PRESENT

Timothy Wintermute PRESENT

Kathryn Blew PRESENT

Susan Soloway PRESENT

Also present:

Katrina L. Campbell, Municipal Attorney

Some others present: Officer Dominick Zeveney, Scott Hender, Robert Kafarski

Comments from the public: Robert Kafarski asked if the Township Committee was going to appoint a Zoning Officer. He was informed of George Reichert's appointment to serve in an interim position.

Consent Agenda:

All matters listed under the Consent Agenda are considered to be routine by the Township Committee and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired that item will be removed from the Consent Agenda and will be considered separately.

Motion to Adopt all items listed under the Consent Agenda.

Moved Darocha

Second Wintermute

Minutes of December 30, 3015 Year End Meeting and Executive Session.

Motion carried. All in favor.

Department Head & Subcommittee Reports

Finance, Administration, Insurance, HR/Benefits

The Municipal Attorney explained the process for the Township Committee having gone out to bid for agricultural and/or farming leases on three municipal properties. Bids were received in the Municipal Clerk's Office and are being opened this evening.

The township received one bid for each farm.

Bid received for agricultural purposes:

Block 35 Lot 26.01 T. R. Meyer, LLC \$250.00/three year term

Block 25 Lots 1.03 & 1.04 JB Farms, LLC \$36/three year term

The bidder for 25/1.03 & 1.04, Scott Hender, attached a letter in which he says he doesn't think it is a good idea to have the property hunted because the property is surrounded by the road, houses and barn and the Capoolong Creek.

The township did put it out for a separate hunting lease.

JB Farms is the only bidder and the Township Committee may want to consider re-bidding to allow anyone who farms it to also allow the farmer to hunt the property.

Block 4 Lots 3.01 JB Farms, LLC \$21/three year term

Scott Hender explained that he had been farming the property since the township bought it. At that time he paid \$1.00 per year rent and he had control over deer and wildlife which greatly impacts on farming. Three years ago he had his first lease with the township and he was allowed to hunt and he raised the bid. Now he has no control over wildlife and that is the reason for his low bid.

Hunting lease bid:

Block 4 Lot 3.01

JB Farms LLC

\$1201 per year for \$3603 for three years

Apple Mountain Sportsman \$1,600 per year for \$4,800 for three years

Block 35 Lot 26.01 TR Meyer Farm \$1/per year for \$3/three year term

Apple Mountain Sportsman \$800/per year for \$2,400/three year term

To summarize:

Cherryville 35/26.01

Farming: TR Meyer \$250/3year

Hunting:

Lawson 25/1.03 & 1.04

Farming: JB Farms \$36/3year

Hunting: Township did not bid for hunting

Frazee 4/3.01 Hunting:

Farming: JB Farm \$21/3 year

The Municipal Attorney advised the Township Committee of their options: reject all or some bids, award some or all bids, go out and re-bid some or all.

Motion to reject the farming and hunting bids on the Frazee Property Block 4 Lot 3.01 and authorize rebidding for agricultural and hunting and authorize noticing.

Moved Soloway

Second Repmann

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Award of bids will be by way of Ordinances.

Motion to Introduce on First Reading <u>Ordinance 2016 – 01</u> An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Authorizing the Lease for Agricultural Purposes of Certain Property Owned by the Township and Not Required for Public Purposes. Public Hearing to be scheduled for Thursday, January 28, 2016 at a meeting previously noticed to convene at 7:30 P.M.

High Bid awarded for Block 25 Lot 1.03 & 1.04 to JB Farm, LLC \$36.00 total rent High Bid awarded for Block 35 Lot 16.01 to T.R. Meyer Farms, LLC \$250.00 total rent

Moved Repmann

Second Wintermute

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Hunting lease on Block 4 was rejected. The only one left to award is Block 35 Lot 26.01 from Apple Mountain Sportsman for a total of \$2,400.00 for a three year lease, bow hunting only. This, too, will be awarded by ordinance.

Motion to Introduce on First Reading <u>Ordinance 2016 – 02</u> An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Authorizing the Lease for Hunting Purposes of Certain Property Owned by the Township and Not Required for Public Purposes. Public hearing to be scheduled for a meeting previously noticed to be held at 7:30 P.M., Thursday, January 28, 2016.

Moved Repmann

Second Wintermute

Reject all bids for Block 4 Lot 3.01

Award hunting bid to Apple Mountain Sportsman \$2,400.00 total rent

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Motion to Introduce on First Reading <u>Ordinance 2016 – 03</u> An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Authorizing the Lease for Hunting Purposes of Certain Property Owned by the Township and Not Required for Public Purposes. Public hearing to be scheduled for a meeting previously noticed to be held at 7:30 P.M., Thursday, January 28, 2016.

This ordinance is for a previously awarded lease to hunt Block 5 Lots 2 & 3 commonly known as the "Cracker Barrel Property".

Moved Blew Second Darocha

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Motion to authorize the Mayor and/or Deputy Mayor to sign the proposed engagement letter with Nisivoccia, LLP, Municipal Auditor.

Moved Darocha Second Wintermute

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Motion to approve the application for building use for Rural Awareness.

Moved Wintermute Second Repmann All in favor. Motion carried.

2. Public Safety (PD, Fire, EMS, OEM, Court, Health)

Officer Dominick Zeveney reported we're at \$59,000 in Court receipts. He informed the Township Committee that he believes the transmission is bad on vehicle 91 - 10, the 2006 Durango. Vehicle has 100,000 miles on it. Floor boards are rotting out. He would like to start looking at a replacement and get some costs. The Township Committee would like him to confirm the problem is the transmission and get an evaluation. Then options for purchase or lease can be discussed further. Vehicle 91 - 12 had the alternator replaced.

Motion to adopt a Resolution, Governor's Council on Alcoholism and Drug Abuse Form 1B, to authorize submission of a strategic plan for the North Hunterdon Municipal Alliance grant for fiscal year 2017 and authorize the Mayor and/or Deputy Mayor to sign all related documents.

Moved Repmann

Second Wintermute

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

3. Department of Public Works

Mayor Soloway reported Alan Dilley recently had surgery and will return to work on January 19, 2016.

4. Land Use (Land Use Board, Open Space, Planning, Zoning, Construction, Environmental)

Motion to <u>Adopt Resolution 2015 – 79</u> Release Grecco Performance Guarantee Block 49 Lot 3, \$10,000.00.

Moved Darocha

Second Blew

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

The Township Committee and the Municipal Attorney discussed the proposed Foreclosed Property Maintenance Ordinance. The Attorney advised that there is new legislation which allows the town to go after banks on properties in the process of foreclosure. When properties are abandoned and maintenance issues arise the obligation can be placed on the banks to maintain the properties and allows for fines. The township already has a couple of tools to use in these instances but this ordinance has more "teeth" by getting the banks involved. Currently we have to locate the property owner who abandoned the property, do notifications, issue summonses and then the township could either authorize the DPW to do the maintenance or hire a third party. The Municipal Attorney recommends putting this new ordinance in place for another tool.

Motion to Introduce on First Reading <u>Ordinance 2016 – 04</u> An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Amending and Supplementing the Township Code to Create a Chapter 268 "Residential Maintenance" Including a New Section to Establish Standards for the Registration and Maintenance of Vacant and Abandoned Residential Properties Foreclosure by Creditors Public Hearing to be scheduled for a meeting previously noticed to be held at 7:30 P.M., Thursday, January 28, 2016.

Moved Repmann

Second Wintermute

All in favor. Motion carried.

RECESS FOR BOARD OF HEALTH

Motion to recess the regular meeting at 8:35 P.M. in order to convene the Board of Health Reorganization Meeting.

Moved Wintermute

Second Repmann

All in favor. Motion carried.

RETURN TO REGULAR MEETING

Motion to return to the regular meeting at 8:40 P.M.

Moved Blew

Second Darocha

All in favor. Motion carried.

5. Community, Business, School, Recreation, Seniors

No reports.

Comments from the public: None

Comments from the Township Committee, non-agenda matters and any other business: None

EXECUTIVE SESSION

Motion to adopt a resolution to enter executive session at 8:45 P.M. for discussion of matters pertaining to personnel, contract negotiations, and matters of attorney-client privilege.

Moved Repmann

Second Wintermute

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

RETURN TO OPEN SESSION

Motion to return to open session at 9:37 P.M.

Moved Repmann

Second Blew

All in favor. Motion carried.

7 Twp. Comm. Regular

Thursday, January 7, 2016

Motion to Adopt Resolution 2016 - 12 Appoint George Reichert as Interim Zoning and Health Officer.

Moved Blew

Second Repmann

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

Motion to Adopt Resolution 2016 - 13 Appoint Thomas Lance as Interim Building Subcode Official.

Moved Darocha

Second Blew

Roll Call Vote: Darocha AYE Repmann AYE Wintermute AYE Blew AYE Soloway AYE

Motion carried.

The Township Committee discussed the possible shared service with Kingwood Township for various construction positions and Zoning Officer. Some resumes have been submitted and they will be reviewed with Kingwood Township's Mayor on January 28, 2016. Franklin Township will be the host township. There may be a need to "Rice" notice some individuals.

Mayor Soloway will talk to Diane Laudenbach, CFO, about providing budget work sheets to department heads and staff. She would also like to have Diane prepare a breakdown of costs and revenues from Special Officers.

ADJOURN

Motion to adjourn at 9:52 P.M.

Moved Repmann

Second Wintermute

All in favor. Motion carried.

Respectfully submitted,

Wrsulav. Stryker Ursula V. Stryker, RMC

Municipal Clerk

DATE OF ADOPTION: 1-28-16