

Twp. Comm. Regular Mtg.  
Thursday, August 9, 2018

**MINUTES  
FRANKLIN TOWNSHIP COMMITTEE  
REGULAR MEETING  
THURSDAY, AUGUST 9, 2018  
7:30 P.M.**

The Franklin Township Committee held a regular meeting at **7:30 P.M., Thursday, August 9, 2018** at the Municipal Building. This meeting has been properly noticed in accordance with the Open Public Meetings Act.

Mayor Craig Repmann called the meeting to order and led the flag salute.

Roll Call:            Joseph Darocha ABSENT            Philip Koury PRESENT            Susan Soloway PRESENT  
  
                                 Diane Burgess PRESENT            Craig Repmann PRESENT

Also present:    Katrina L. Campbell, Municipal Attorney

Some others present:    Lt. Timothy Snyder, Matthew Papenfuhs, Liz Shaw, Lora Jones

Comments from the public on agenda items only: None

**PEACH EXCHANGE**

Liz Shaw and Lora Jones made their presentation on the status of the Peach Exchange and talks with the State on the township acquiring the property. Liz Shaw gave a brief overview of the property located at Pittstown and Quakertown Roads. The State was interested in the property back in 2013/2014 because it's part of the Capoolong trailhead. Liz said they have been holding meetings with the State and the County along with community members and professionals. The State guidelines are very restrictive which put up a roadblock. Policies of the State wouldn't allow getting revenue. Now the State has removed some of the obstacles and the buildings on the site can be leased or rented and the State is interested in transferring the property to the township for \$1.00. In April of this year talks with the State resumed. Both the County Planning Board and the Cultural and Heritage Commission are interested in the project. Septic, well and environmental issues are hurdles which need to be overcome. The State will do an environmental assessment as part of their sale to purchase the property. These issues need to be discussed with the State. No one is sure what the State's definition of an acceptable septic system is compared to the township's definition. A septic system would have to support use of all the buildings on the property. There may be just a cesspool on the property. The property has been on the market for five or six years and the owner and the State need to come to terms on the value and the price the State is willing to pay. Possible uses for the property/buildings were discussed, one being a microbrewery. The Township is interested in continuing discussions with the State. Rural Awareness wants to be the transitional 501(c) 3 that goes from getting it all done and forming a new one. There are several models to look at for the management of the site. There may be a Program Manager and a Property Manager to handle the leases and tenancy. Once the State purchases the property the Township would be losing it as a ratable/taxable property. Any revenue generated by leasing the buildings by the Township would go into maintaining the quality of the buildings. Lora Jones said we

could get some grants from either the State and/or County. The township could also use open space money for historic purposes. Liz Shaw recommended doing some of the external fixes to the buildings first. The Committee discussed taking a tour of the buildings and seeing first hand what's on the site. The Township would need to find out what restrictions will be on the use of the buildings and finding out what modifications can be made to the buildings. There was also discussion about the deteriorated train station. If the Township took it, the State would allow us to remove it, take it apart and put it back together as a historic building at another site and it would be eligible for grants. But until the Township has a plan for the station, the State will not consider our taking it over. Matt Papenfuhs also commented on the creek being a source of water for the fire company. They can't access the creek via the bridge (since the bridge to the station can't accommodate the fire truck) and they need to go down the tow path. Liz Shaw has also prepared a "must have" list of 9 items and provided it to the Township Committee. Septic and wells are the most critical items on the list. The property is in the neighborhood business zone and would remain so even after the Township purchases it from the State. Deputy Mayor Burgess also suggested that the Environmental Commission look at the site. Keep in mind that this is currently private property. The Environmental Commission would only look at it using the criteria used to review other applications that come before them. They would look at it from an advisory point only. The Municipal Attorney said that once there is a contract and the State does their due diligence, they may allow the Township to do a review. That would be a more appropriate time. Until then the Committee doesn't want to add any further restrictions on the property and wouldn't want to risk the State walking away. The Municipal Attorney commented on the septic system saying if a system is put in by the current owner prior to the State purchasing it, we should make sure it is for any future needs of the Township being able to use all of the buildings. Consideration to the use should be given now in light of any DEP involvement in the future since the property is so close to the creek. Committee Member Susan Soloway said that about three years ago she discussed the property with Rick Roseberry, the Municipal Engineer, and he couldn't recommend a site to place a septic system.

Motion to support the Township in working with the State and continuing their dialog on the Peach Exchange Property.

Moved Koury

Second Soloway

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

### **Approval of Minutes**

The minutes of the July 12, 2018 and August 2, 2018 meetings will be approved at the September 13, 2018 meeting.

**Payment of Bills**

Motion to authorize payment of bills as presented.

Moved Soloway	Second Burgess
Current Fund Expenditures 8-01	\$1,721,932.41
Grant Fund	\$ 1,179.40
General Trust	\$ 390.00
Land Use Board Escrow	\$ 877.50
Bond & Escrow Account	\$ 2,000.00
Driveway Trust	\$ 1,496.75
Reserve for Affordable Housing COAH	\$ 1,523.00
 TOTAL	 \$1,729,399.06

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

**PUBLIC HEARING**

**ORDINANCE 2018 – 13**

An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey to Amend, Revise and Supplement Chapter 265, "Source Separation and Recycling," of the Code of the Township of Franklin to Update, Remove any Reference to a Municipal Recycling Program

Motion to open the public hearing on Ordinance 2018 – 13.

Moved Soloway    Second Burgess    all present in favor. Motion carried.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 13.

Moved Soloway    Second Koury    All present in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 13.

Moved Soloway    Second Burgess

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Comments/Discussion by the Committee: None

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Resolutions

Motion to **Adopt Resolution 2018 – 48** Resolution Recognizing September as Clean Communities Month and Designating September 22, 2018 as Franklin Township Clean Community Day.

Moved Burgess Second Koury All present in favor. Motion carried.

The Mayor said this year’s event will be bigger and better than last year. The stilt walker was a contestant on America’s Got Talent. He is bringing his wife, a former clown with the Ringling Brothers Circus.

Motion to **Adopt Resolution 2018 – 49** Appoint Robert McIntosh as temporary part-time electrical inspector.

Moved Soloway Second Burgess

Committee Member Koury said he would have liked to have had more knowledge of this ahead of time. Additional employees are needed for the solar farm inspections and this will allow the township to provide better service. He also wanted to be sure we’re following protocol.

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Motion to **Adopt Resolution 2018 – 50** Appoint Wayne Paley as temporary part-time building inspector.

Moved Burgess Second Soloway

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Ordinances

Motion to Introduce on First Reading **Ordinance 2018 – 14** An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Amending and Supplementing the Township Code to Create a Chapter 247 ‘Property Maintenance,’ Including a New Section to Establish Standards for Maintenance of Right-of-Way. Public Hearing to be scheduled for a meeting to be held on Thursday, September 13, 2018.

Moved Soloway                                 Second Burgess                     All present in favor. Motion carried.

The Municipal Attorney said that Alan Dilley, DPW Supervisor, spoke with her and requested that the Township Committee create a policy regarding trees coming down in the road and the policy for clearing that tree. There have been instances where a tree falls down on one property, lands on another resident's property and after the DPW cuts down the tree the owner of the property it fell on gets upset because the brush left behind wasn't from his tree. It's not the township's job to clean up the properties in these instances. For this reason, Alan would like a written policy so all situations are treated the same. Committee Member Soloway said she attended a Freeholder's meeting last night and JCP&L talked about the same issue and said they will come and cut the tree down also. If they are doing it, why is the township doing it. Should we call JCP&L to handle it? The Municipal Attorney thought Alan is talking about if a tree comes down during a storm and they don't take away the whole tree. The Municipal Attorney can adopt a resolution establishing a policy and it can be on file with the township. Alan Dilley and Ms. Campbell are working on a policy for the Township Committee to review.

There was also a brief discussion about the Emerald Ash Borer which has the possibility of destroying all the ash trees in the area. It would be too costly for the township to treat for this. Ms. Campbell said the township also needs to find people interested in taking the forestry classes and prepare a plan which will also offer the township immunity. She will forward information to the township for the specific designees for the township's forestry program along with core training and general classes information.

Motion to **Adopt Resolution 2018 – 51** Authorize Participation in Ident-a-Shred Program as offered by Hunterdon County.

Moved Koury                                 Second Burgess                     All present in favor. Motion carried.

### **Staff Administration Reports**

Lt. Timothy Snyder reported on Police Department activities for the month of July. He also reported on the one Caprice being down and having been repaired recently. Vehicle is down again and the engine is beyond repair. Vehicle was purchased used in 2016. Quote to repair engine is \$10,000.00. Lt. Snyder is not recommending repairing the vehicle. Moving ahead with the vehicle maintenance schedule, the plan is to purchase a new Tahoe vehicle in January, 2019 and defer payment until 2020. Right now the department will have to make do with three vehicles. He will attempt to keep mileage low on the current Tahoe. Another major expense for the department will be the State fingerprinting machine to be installed in June, 2019. Cost for this is about \$25,000.00. Lt. Snyder will look into whether or not the equipment can be leased. Machines cannot be shared with another municipality since it is linked to an individual ORI Code. The department has had the current machine since 2005/2006 and it does not have the capability to handle the updates.

Deputy Mayor Burgess commented on a complaint at Oak Grove Road for sight distance from a curve in the road. The Lt. was asked to check on it.

Committee member Koury asked if there were grants available for the fingerprint machine and Lt. Snyder said they are discussing these issues at the Chiefs' meetings and he thinks there is no financial assistance yet he will make an inquiry.

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Lt. Snyder also reported on the traffic flow problem they are having at the Franklin Township School with school buses and vehicles dropping off students. The school is looking for two officers at the location every day and the reality is that at time it is difficult to have one officer there. The Lt. will discuss this with Dr. Davis. Committee Member Koury thought maybe the school could apply for a grant for a school resource officer. He also suggested Lt. Snyder contact someone in Homeland Security for a possible fingerprint machine grant.

Matt Papenfuhs gave his monthly report on the QFC/EMS. The report is attached to these minutes. Truck damaged during winter storm is now repaired and back in service. They are also again speaking with the QVEMS about a possible merger. A Union Township benefactor has been donating \$5,000.00 per year to the QFC to be used towards a specific need. He also reported on the foundation being established in Scott Patkochis's memory and the financial support being made in order to continue with sports events.

The Municipal Clerk reported on a Green Acres matter which needs to be addressed by August 31 for various documents required in reference to the Summit Manor property. Ms. Campbell will contact the County for a new agreement between the Township and the County. The Municipal Clerk will provide Green Acres with the Township's farmer's lease for Meadow Run. She also reported on responding to the July 13, 2018 letter from Local Government Services regarding the Corrective Action Plan, fixed assets list and internal controls. The Corrective Action Plan has been sent to them and Cameron Keng is working on the other two items.

**Board of Health** – No need for a meeting this evening.

#### **Old Business**

Surplus Equipment: There are several DPW items and a police vehicle that can be declared surplus and the Municipal Clerk will prepare the required documents.

#### **New Business**

Motion to authorize \$7,500.00 to Rural Awareness for updating the Township's land inventory.

Moved Koury

Second Burgess

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Deputy Mayor Diane Burgess will contact Alan Dilley about installing the Carbon Monoxide detectors required by the Fire Marshall in his inspection report received August 6, 2018.

Motion to grant approval for Raffle Applications # 109 and # 110 submitted by the Quakertown Fire Company and waive the municipal fees.

Moved Burgess Second Soloway

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Deputy Mayor Diane Burgess and Committee Member Susan Soloway will contact Catherine Inella about registration and reservations for the November league conference.

**Septic Systems:** The Board of Health would like a list of those properties with septic systems that were approved for waivers. Will need to follow up on requirements being met by the applicants – items such as deed filings, maintenance agreements, reports, etc. The County Department of Health and/or the engineer may be following up on these items but it needs to be confirmed. The County is aware of the approvals by the Board of Health via the Board of Health Secretary providing them with this information.

#### **Committee Member Reports**

Committee Member Susan Soloway reported that our COAH plan has been approved to 2025. Ms. Campbell reported it is conditional since there are a couple more minor adjustments to be made to the spending plan and she is working on this with Darlene Green. These adjustments will not require public noticing and the Land Use Board will only need to attach the document to the Fair Share Plan upon their approval. There are no deadlines; however, the Municipal Attorney suggested they work on it sooner rather than later so approval can be finalized.

Motion to authorize the Mayor to sign the Contract Between the Township of Franklin and Princeton Hydro, LLC for the Rogers Pond Feasibility Study.

Moved Burgess Second Soloway

Roll Call Vote: Darocha ABSENT Koury AYE Soloway AYE Burgess AYE Repmann AYE

Motion carried.

Deputy Mayor Burgess provided all members with a draft of an organizational chart which can be discussed at the September meeting.

Committee Member Koury suggested that Alan Dilley be asked to contact the resident who had questions about the need to chip and seal Old Franklin School Road. Also advise Alan of some ripped up asphalt at the end of Sidney Road headed north. The Committee also received an email about the door sill at the Municipal Building front door. It was recommended that in the future incident reports should be prepared and kept on file. Proper notification should also be given to the Township Committee and officials.

