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MINUTES FRANKLIN TOWNSHIP COMMITTEE WORK SESSION THURSDAY, DECEMBER 13, 2018 7:30 P.M.

The Franklin Township Committee held a work session at 7:30 P.M., Thursday, December 13, 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 Vote:	Joseph Darocha PRESENT	Philip Koury ABSENT	Susan Soloway PRESENT
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Diane Burgess PRESENT Craig Repmann PRESENT

Also present: Katrina L. Campbell, Municipal Attorney

Some others present: Cameron Keng (CFO), Lt. Timothy Snyder, Chip Paillex

Comments from the public on agenda items only: Chip Paillex addressed the America's Grow-A-Row resolution on the agenda for possible adoption tonight. He commented on the trees that have been recently y taken down and this was to provide shade on the crops to encourage growth. Process started this week and the stumps will also be taken out. Committee Members Darocha and Soloway commented on calls received from residents concerned about the removal of the trees so quickly. Chip said some of the trees were also partially rotted. They are trying to get as much sunlight as they can which will increase the yield on the Franklin Township side of the property. Deputy Mayor Burgess asked Mr. Paillex if he would be interested in showcasing his farm through Rural Awareness for a possible tour and perhaps put some information in our newsletter to highlight the farm. Mr. Paillex was totally agreeable to this and said he is also planning a media event once the farm is preserved. The farm serves the Flemington Food Bank, Lambertville, and states of Virginia, West Virginia, Connecticut, Maryland, New York City, Pennsylvania. All the food is donated and there is no selling of product since they do not want to compete with other farmers in the area. They also had 9,000 volunteers last year.

Approval of Minutes

Motion to approve October 25, 2018 Regular Meeting and Executive Session.

Moved Darocha

Second Soloway

AYES:	Darocha, Soloway, Repmann
ABSENT	: Koury

NAYS: None ABSTAIN: Burgess

Motion carried.

Motion to approve November 8, 2018 Work Session/Regular Meeting.

Moved Burgess

Second Darocha

AYES: Burgess, Soloway, Repmann ABSENT: Koury

NAYS: None ABSTAIN: Darocha

Motion carried.

Payment of Bills

Motion to authorize payment of bills as presented by the Chief Finance Officer.

Moved Burgess	Second Darocha
Current Fund Expenditures 7 – 01 Current Fund Expenditures 8 – 01 Land Use Board Escrow L - 05 Driveway Trust D - 68 Affordable Housing	\$ 6,850.00 \$1,751,289.42 \$ 1,733.53 \$ 305.00 \$ 1,525.25
TOTAL	\$1,761,703.20

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

Motion carried.

PUBLIC HEARINGS

<u>Ordinance 2018 – 16</u>

An Ordinance to Amend, Revise, and Supplement Ordinances of the Township of Franklin Regarding Chapter 88 Entitled "Salaries and Compensation" for Certain Employees and Officials of the Township.

Motion to open the public hearing on Ordinance 2018 – 16.

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

This ordinance adjusts the maximum salaries in order to comply with recent resolutions establishing certain municipal salaries.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 16.

Moved Burgess Second Darocha

All present in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 16.

Moved Burgess

Second Soloway

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Comments/Discussion: None

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

Motion carried.

<u>Ordinance 2018 – 17</u>

An Ordinance Amending the Land Use Ordinance of the Township of Franklin to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Township's Affordable Housing Obligations

Motion to open the public hearing on Ordinance 2018 – 17.

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

This ordinance is being re-done at the request of the Court Special Master for COAH related matters.

Comments from the public: None

Motion to close the public hearing on Ordinance 2018 – 17.

Moved Burgess

Second Soloway All present in favor. Motion carried.

Motion to Adopt Ordinance 2018 – 17.

Moved Burgess Second Darocha

Comments/Discussion: None

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

Motion carried.

<u>Ordinance 2018 – 18</u>

An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Amending and Supplementing Chapter 220 of the Code of the Township of Franklin to Establish a New MF Multi-Family Housing District and to Set Forth the Standards and Criteria Applicable Thereto

Motion to open the public hearing on Ordinance 2018 – 18.

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

Comments from the public: None

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Motion to close the public hearing on Ordinance 2018 – 18.

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

Motion to Adopt Ordinance 2018 – 18.

Moved Burgess Second Soloway

Comments/Discussion: None

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

Motion carried.

<u>Ordinance 2018 – 19</u>

An Ordinance of the Township of Franklin, County of Hunterdon, State of New Jersey Amending and Supplementing Chapter 220 of the Code of the Township of Franklin to Establish a New MXD Mixed-Use Development Overlay Zone and to Set Forth the Standards and Criteria Applicable Thereto

Motion to open the public hearing on Ordinance 2018 – 19.

Moved Burgess

Second Darocha

All present in favor. Motion carried.

This ordinance is also being re-done at the request of the Court Special Master for COAH matters. The Mayor thanked Katrina and Darlene Green, Planner, for working with the Court Special Master to accomplish this. The Special Master retired as of last Saturday but agreed to Fed Ex these documents to the court to indicate the Township met all the conditions of their Judgement compliance and theCourt will enter a new order. The Township will get a letter indicating there are no conditions on their Order of Compliance

Motion to close the public hearing on Ordinance 2018 – 19.

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

Motion to Adopt Ordinance 2018 – 19.

Moved Burgess Second Soloway

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

Motion carried.

Resolutions

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Motion to Adopt Resolution 2018 – 73 Endorsement of Housing Element and Fair Share Plan. Moved Burgess Second Soloway Once again, this is required by the Court Special Master for COAH purposes. The Land Use Board met on November 28th and adopted the plan and this is required to be endorsed by the Township Committee. Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Motion to Adopt Resolution 2018 – 74 Part-time snow plow help Moved Burgess Second Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Motion to Adopt Resolution 2018 - 75 Authorize payment to Asphalt Paving Systems for Coach and Four Reclamation Project Moved Burgess Second Darocha Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Motion to Adopt Resolution 2018 – 76 Cost Share for America's Grow-A-Row Moved Burgess Second Darocha Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Motion to Adopt Resolution 2018 – 77 Purchase Two Police Vehicles Moved Burgess Second Darocha Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried.

Award of Agricultural and Hunting Leases

Bids were noticed for three agricultural leases and two hunting leases for municipal properties. The township received two bids for hunting only. No bids were received from the farmers. The township will need to go out to bid again for the agricultural leases. One hunting bid was non-conforming but was corrected.

Bids received:

Block 4 Lot 3.01 Hunting Lease	Russ Lindabery Your the Best Hunt Club Annual Rent \$1,200 Total Rent \$3,600
Block 4 Lot 3.01 Hunting Lease	Norman C. Peterson, Jr. Apple Mountain Sportsmen Annual Rent \$1,000 Total Rent \$3,000
Block 35 Lot 26.01 Hunting Lease	Russ Lindabery You're the Best Hunt Club Annual Rent \$560 Total Rent \$1,680
Block 35 Lot 26.01 Hunting Lease	Norman C. Peterson, Jr. Apple Mountain Sportsmen Annual Rent \$800 Total Rent \$2,400

Billy Pandos from the attorney's office recommended the following award:

Apple Mountain Sportsmen for Block 35 Lot 26.01 for a total rent of \$2,400

You're the Best Hunt Club for Block 4 Lot 3.01 for a total rent of \$3,600

The award is being made through Ordinance 2018 – 21 which will be introduced on first reading at this meeting.

Motion to authorizing re-bidding for agricultural purposes certain municipal property.

Moved Soloway

Second Darocha

All present in favor. Motion carried.

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Motion to **Table Ordinance 2018 – 20** 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.

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

Motion to Introduce for First Reading Ordinance 2018 – 21 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 will be scheduled for a meeting to be held on Thursday, December 27, 2018.

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

Staff/Administration Reports

Lt. Tim Snyder reported on monthly activities in the Police Department which included motor vehicle warnings, summonses, accidents, one burglary in the township with appliances being stolen. Interviews for police officer candidates have been conducted and Lt. Snyder made his recommendation for hiring two of the candidates for possible swearing in at the December 27 meeting in order for them to start as soon as possible.

Deputy Mayor Burgess asked the Lieutenant if there were incidents at the WalMart Plaza and he responded that Detective Bollaro handled an investigation with vacuum cleaners being stolen.

Cameron Keng, CFO, reported on the status of on-going negotiations for better rates for the police vehicles. He is also working on a draft of the 2019 municipal budget. Primary increases will be in new police department equipment required by the State and County.. He is also working on the new dog licensing software with Edmunds in order to be ready for 2019. Cam is applying for a watershed trail grant and will be following up on the status. If we do get the grant, we will need to contact the State for their approval to use the funds for taking care of the trail improvements.

The Municipal Clerk reported on hoping to get the Codebook fully updated by sending General Code all ordinances adopted through December, 2018. She has been speaking to Cam about funds for this project.

Motion to authorize advertising for candidates for the Municipal Clerk/Registrar position.

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

Board of Health - No need for a meeting.

Old Business

New Business

Motion to advertise for the Year End Meeting to be held at 9:00 A.M., Thursday, December 27, 2018; Reorganization of Township Committee and Board of Health at 7:30 P.M., Thursday, January 3, 2019 with Township Work Session to immediately follow.

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Lt. Snyder will confirm with the new police officer candidates of their availability on December 27.

The Township Committee discussed the Feeley Farm on Locust Grove Road which has been recommended for preservation by the Open Space Advisory Committee. Mr. Feeley said both the State and County have approved it. The State has indicated the property has been granted green light approval and will be considered in January by the State for direct purchase selection in January if the property ranks high enough. Mr. Feeley believes the application is being held up by the township. If the State and the County want to preserve the property the township will support it but not contribute. If the State needs formal support by the Township they can come back to us and request same.

Motion to support the efforts of the State and the County should they choose to preserve the Feeley Farm property; however, the Township will not provide financial support from the Open Space funds.

Moved Burgess

Second Darocha

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

Motion carried.

Committee Member Reports

Deputy Mayor Burgess reported on snow fence being installed. She has received a preliminary report from Princeton Hydro on the Rogers Pond project. Three options have been made:

- 1. Replace the dam which would be expensive
- 2. Repair the dam and dredge the allow the water to flow into the pond
- 3. Remove the dam and it will become wetlands

An advantage of wetlands, is that we can sell wetlands obligations. Princeton Hydro is coming back with costs for the 3 options and some recommendations. There are no grants available for options #1 &# 2. There may be grants for option #3. Property at the site is 3.9 acres.

Mayor Repmann reported on Recreation's basketball getting started with strong teams. The Clinton Elks had a toy drive which went very well. School Board will be meeting on Monday, December 17.

<u>Comments from the public:</u> Chip Paillex thanked the Committee for their support of America's Grow-A-Row. He commented on the Master Gardners from Rutgers and having a good relationship with them.

Executive Session

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Motion to adopt a resolution to enter executive session at approximately 8:40 P.M. for discussion pertaining to contractual matters.

Moved Soloway Second Burgess Roll Call Vote: Darocha AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Return to open session Motion to return to open session at 9:10 P.M. Moved Soloway Second Burgess All present in favor. Motion carried. Motion to approve the Department of Public Works contract as discussed in executive session. Moved Burgess Second Soloway Roll Call Vote: Burgess AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Motion to authorize the Municipal Clerk's accumulated sick time as a contribution into her Nationwide Deferred Compensation Plan. Moved Burgess Second Soloway Roll Call Vote: Burgess AYE Koury ABSENT Soloway AYE Burgess AYE Repmann AYE Motion carried. Adjournment Motion to adjourn at 9:15 P.M. Moved Darocha Second Burgess All present in favor. Motion carried. Respectfully submitted, Ursulav, Stryker, RMC Municipal Clerk DATE OF ADOPTION: 12-27-2018