

MINUTES
FRANKLIN TOWNSHIP COMMITTEE/BOARD OF HEALTH
WORK SESSION/REGULAR MEETING
THURSDAY, AUGUST 10, 2023
7:30 PM

Franklin Township School, 226 Quakertown Road, Pittstown, NJ 08867

The meeting was called to order by Mayor Philip Koury at 7:30 pm. Mayor Philip Koury read the Open Public Meetings Act (OPMA) Statement and lead the flag salute.

Roll Call: Mayor Philip Koury (present) Deputy Mayor Michael Homulak (absent)
Sebastian Donaruma (present) Craig Repmann (present) Deanna Seiple (absent)

Also present: Igor Bykov, Attorney (Lavery, Selvaggi, Ambromitis & Cohen)
Christine Burke, Municipal Clerk
Cameron Keng, Chief Finance Officer (CFO) (arrived 7:37 pm.)
Adam T. Wisniewski, P.E., Engineer, Colliers Engineering & Design

Comments from the Public on Agenda Items Only:

No one from the public spoke regarding Agenda Items.

Proclamations & Presentations: None.

Approval of Minutes:

Approval of the July 13, 2022, minutes Work-Session/Regular Meeting was tabled.

Payment of Bills:

Motion to approve the Bills List: Repmann Second: Donaruma
Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

Ordinances: None.

Resolutions:

1. Resolution 2023-43: Appointment – Class III Police Officer – Mitchell Molina.

Mayor Koury explained that the officer was hired for school security and that the Franklin Township School was paying for the officer. Committeeman Donaruma explained that the officer would be under the authority of the Police Department as per the Township's agreement with the Franklin Township School.

Motion to adopt: Donaruma Second: Repmann
Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

2. Resolution 2023-44: Resolution Authorizing Fireworks Display – South Ridge Community Church – 7 Pittstown Road – Fall Launch – Saturday, September 23, 2023 (Rain Date – Saturday, September 30, 2023).

Motion to adopt: Repmann Second: Donaruma

Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

3. Resolution 2023-45: Resolution to Extend Grace Period for Third Quarter Taxes Due August 1, 2023. (Grace period extended until August 31st, 2023.)

Mayor Koury briefly explained that the resolution was required in response to the delayed mailing of the 2023-2024 tax bills. The Township Attorney clarified that the due date for third quarter tax bills remained August 1st but that the standard 10-day grace period had been extended until August 31st.

Motion to adopt: Donaruma Second: Repmann

Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

4. Resolution 2023-46: Resolution of the Township of Franklin, County of Hunterdon, State of New Jersey, Authorizing the Sale of Certain Land and Property No Longer Needed for Public Use by the Township of Franklin.
 - a. Block 16, Lot 41 (formerly Lots 41 & 42 – merged), 204 & 206 Sidney Road, Franklin Township (Pittstown), Hunterdon County, NJ 08867 – Approximately 1.93 Acres.

Motion to adopt: Repmann Second: Donaruma

Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

Mayor Koury provided a brief explanation of the Township's intention to sell the vacant property next to the current Municipal Building and return the property to the tax rolls. The Township Attorney provided a brief explanation of the auction process. A brief discussion followed regarding minimum bid verbiage to be included in the resolution. Adam T. Wisniewski, P.E., Colliers Engineering & Design, the Franklin Township Engineer, provided a brief explanation of the Township's efforts to consolidate the lots. Committeeman Repmann requested that a minimum bid be set to cover the Township's costs for the lot consolidation and auction.

Motion to (rescind adoption and) table until the next meeting: Donaruma

Second: Repmann

All in favor. Motion carried.

Old Business:

1. New Municipal Building (43 Lower Landsdown Road) – Status Update
 - a. Resolution 2023-47: Resolution of the Township of Franklin, County of Hunterdon, State of New Jersey Awarding the Contract for the Alteration of the Interior of the New Municipal Building Project to Northeastern Interior Services, LLC.

Adam T. Wisniewski, P.E., Colliers Engineering & Design, the Franklin Township Engineer, explained that he had been requested by the Township Committee to review the bids received for the New Municipal Building renovation project and provided a summary of the bid packages, including the financial ranges, that had been received. He further explained that the bid comprised of two portions: the work on the interior of the building and an alternate bid for an emergency generator. He briefly explained his efforts to investigate the bidders, particularly the apparent low bidder's experience with public schools and their comfort with the scope of the work and timeframes. He indicated that he had prepared a memorandum regarding his findings and recommendations that he had forwarded to the Township Committee.

Upon request by Committeeman Repmann, the Township Engineer briefly explained the statutory requirements of the public bid process. He explained that the bid also included a pre-bid walkthrough. He further explained that he had been asked to investigate and interview the apparent low bidder to determine that they are both responsible and responsive. He indicated that he anticipated that the bidder would be able to complete the work as specified.

Motion to adopt: Repmann Second: Donaruma

Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

2. Franklin Township Anthology - *Franklin As We Were*

a. Authorize Sales at Municipal Building.

Mayor Koury explained the Township's history of support for the completion of the anthology and indicated that book sales would assist the Township in recovering the municipal costs associated with the Township's support.

Motion to adopt: Donaruma Second: Repmann

Roll call: Donaruma (Aye) Homulak (Absent) Koury (Aye) Repmann (Aye) Seiple (Absent)

New Business: None.

Committee Member Reports:

Mayor Koury reported that the Land Use Board (LUB) had not met the previous night, that the board had a full membership, and that the board had been discussing an alteration to the Township's ordinance regarding ground-mount solar energy systems at their previously held meeting. He indicated that the LUB did not have much activity. Mayor Koury further reported that he had spoken with the Township's regional representative from Jersey Central Power & Light (JCP&L) regarding a power outage in Clinton that had affected Franklin Township residents. He advised that Holland Township had experienced a tornado on the past Monday and requested that residents be careful.

Comments from the Public:

Elizabeth Basile, 16 Upper Kingtown Road, questioned if the Township had received any contact requesting to convert the Evans Farm to a cannabis farm. The Township Clerk indicated that no such requests had been received. Ms. Basile questioned how residents would be advised of the auction of

the property located next to the current Municipal Building. The Township Attorney briefly explained the utilization of an online auction and publishing requirements. Ms. Basile questioned how the Township would address the increased cost of the New Municipal Building from the original estimate. Mayor Koury explained that the original estimate did not include moving the Police Department and the emergency generator. The Chief Finance Officer (CFO) and Township Engineer provided further explanation regarding the original cost estimate and updated financial information. Mayor Koury reiterated that the Township needed an Americans with Disabilities (ADA) compliant public building and explained the costs of updating the current Municipal Building. Ms. Basile questioned how residents would be informed of the availability of book sales in the Municipal Building. Mayor Koury explained that Rural Awareness, the organization in charge of the anthology project, would be working with the Township Clerk.

Rick Conley, 17 Landsdown Road, spoke regarding the power outage that took place on the past Monday. He explained his observations of the power company's efforts to address an ash tree that had fallen on a power line. He explained that the power company had indicated that they could only cut down trees on the side of a road that contained the power lines. Committeeman Donaruma explained that they could address trees that were within ten feet of a primary power line. Mr. Conley indicated that the Township had a problem with dead ash trees on Landsdown Road. The Chief Finance Officer (CFO) explained the Township's history regarding informing residents of the need to address dead ash trees on their properties, indicating that private property is the responsibility of the property owner. The Township Clerk advised that property maintenance concerns should be directed to the Zoning Officer. Mr. Conley spoke regarding dead ash trees on State property and compared maintenance efforts to the Capoolong Trail. Mayor Koury indicated that the Township had sent out notices in the past regarding the need to address dead ash trees, and that the Township Attorney had been requested to contact the State regarding the Capoolong Trail at the last meeting. He requested that the Township Clerk send an email blast reminder of the Emerald Ash Borer Notice. Mr. Conley commented on residents that can't afford to cut trees, test wells, and remediate problems. Mayor Koury expressed a need for State and County assistance.

Executive Session: None.

Action by the Committee: None.

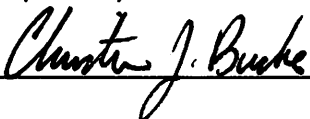
Adjournment:

Motion to adjourn: Repmann Second: Donaruma

All in favor. Motion carried.

Meeting was adjourned at 8:07 pm.

Prepared by Christine Burke, Township Clerk



Adopted: 09/14/2023