

AUGUST 14, 2013

The monthly business meeting of the Hope Township Committee convened at 7:00 P.M. at the Hope Township Municipal Building with the following members present: Mayor Timothy McDonough, Deputy Mayor George Beatty, and Committeeman John Koonz. Also present were Municipal Clerk Mary Pat Quinn and Township Engineer Ted Rodman.

Under the provisions of the "Open Public Meetings Act", adequate notice of the meeting had been provided by publishing notice in The Express Times and The Star Gazette and by posting notices in the Hope Post Office and on the Township bulletin boards all on January 11, 2013 and January 18, 2013.

WEBSITE PRESENTATION – COMPUTER IMAGES WEB, LLC.

Steve and Andrea Kirchuk, owners of Computer Images Web, LLC. , were present to discuss their proposal dated April 5, 2013 to design and develop a website for Hope Township. The cost is \$3,200.00. Their company designed the websites for Allamuchy and White. Once the site is developed, the Clerk's office will be trained so that new information can be published in house.

Quinn obtained four other proposals; however, a site similar to Allamuchy and White is most appropriate for Hope Township. A motion was made by Koonz, seconded by Beatty to authorize Computer Images Web, LLC. to design and develop a new website for Hope Township at a cost of \$3,200.00; the annual hosting fee is an additional \$200.00, and the annual domain registration is an additional \$25.00. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

The Kirchuks left the meeting at this time.

APPROVAL OF MINUTES

The minutes of the business meeting on July 10, 2013 and the executive session on July 10, 2013 were approved as circulated on a motion made by Beatty, seconded by Koonz. Committee polled: Beatty-yes; Koonz-yes; McDonough-abstain.

The minutes of the special meeting on July 24, 2013 and the executive session on July 24, 2013 were approved as circulated on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

RECEIPTS

The receipts were read by Koonz, who noted those amounts over \$100.00. The total receipts during July, 2013 were \$19,266.72. It was later reported that the July, 2013 tax collection was \$284,819.86.

BILLS

The bill list was read by Beatty, who also noted those amounts over \$100.00. A motion was made by Koonz, seconded by Beatty ordering the payment of bills as of August 13, 2013. The total bills were \$749,806.60. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

REPORTS

Chief Financial Officer

A report of the available balances in the line item appropriations was submitted by the Chief Financial Officer.

Zoning Officer

No report submitted.

Warren County Health Department

Complaints:

416 Main Street – Garbage on the lawn and in the storage shed at the bank-owned property. Court is to be rescheduled.

15 Silver Hill Avenue – Septic overflowing in the rear of the property. A reinspection was conducted. No effluent was observed on the ground at that time. A reinspection is scheduled.

Land of Make Believe – A complaint was received concerning filthy conditions in the Santa's Barn, expired candy, cross contamination of ice cream from the scoop, and an employee not washing their hands after using the restroom. Another complaint was received concerning food poisoning from a milk shake purchased from an ice cream truck onsite. The sick person was interviewed by the WCHD epidemiologist. Severe abdominal cramps and bloody diarrhea were reported, resulting in hospitalization, but no test results were available at that time. No other reports of illness were received. The operator of the ice cream trailer was contacted and reported that mix is poured into the shake machine. An inspection of Santa's Barn and the ice cream trailer was also conducted. The complaint could not be confirmed. No violations were detected. File closed.

Food Establishment – No activity.

Rabies – One bat exposure reported. Bat was transported to the NJDHSS laboratory for rabies testing. Unsatisfactory for testing (damaged). Mailed post-rabies exposure letter to victim.

Kennels – No activity.

Childcare Centers – No activity.

Recreational Bathing – Hope Conference Center Pool, Land of Make Believe Pool & Wade, Land of Make Believe Blackbeard's River and Land of Make Believe Pirate's Peak & Splash Down were reinspected and received satisfactory ratings. Silver Lake Property Association Beach was inspected and received a satisfactory rating.

Youth Camps – Caldwell Stake Girls was inspected and was found to be in compliance.

Campgrounds – No activity.

Septics/Wells – One septic alteration was installed.

Township Engineer

Rodman reported that a well digger will start work on the existing well that is owned by Fred Stephans, which supplies water to the Hope Community Center.

With regard to the Distillery Rehabilitation Project, the locks are being installed and the floor will be painted next. The electrician is expected to finish his work next week. The plaster contractor recommends that the walls not be painted for one year. Rodman will discuss how this can be handled since the project is expected to close out in the next few weeks.

Rodman suggested that a railing be installed on the right side of the building since there is a drop off. He also suggested that either a blue stone or flagstone be used on the handicap ramp instead of just gravel in order to make it more substantial. The governing body agreed that these additions would be in the best interests of the project so Rodman will prepare a change order.

There will be a pre-construction meeting on August 15 at Rodman's office regarding the Overlayment of Shiloh Road and the guiderail project on Lake Just-It Road.

The Clerk reported that the Township received \$21,153.96 on August 5 from FEMA to replace a section of guiderail on Osmun Road. A project worksheet was submitted for a total project cost of \$28,205.28 (resulting from damage during Superstorm Sandy); FEMA pays 75% of the cost (\$21,153.96). The matter is under advisement.

Road Department

Weekly reports are submitted by the Public Works Foreman, and they are available for review in the Clerk's office.

Fire Department

No report submitted.

Blairstown Ambulance Corp

No report submitted.

Tax Assessor

No report submitted.

Tax Collector

July, 2013 Tax Collection:

Current Year Taxes	\$278,360.74	\$3,052,858.62 Y-T-D
Delinquent Taxes:		
Taxes-2012	.00	47,214.01
Taxes-2011	.00	250.00
Prepaid 2014 Taxes	6,003.49	6,003.49
Tax Sale Premiums	.00	9,500.00
Interest and Costs	455.63	6,292.68
Total Receipts	<u>\$284,819.86</u>	<u>\$ 3,122,118.80</u>

Remarks:

Current Year Tax Collection Comparison:

July 2013 to July 2012	+\$ 9,671.45
Year to Date 2013 to Year to Date 2012	+\$146,919.63
July 2013 to July 2011	+\$179,638.90
Year to Date 2013 to Year to Date 2011	+\$239,982.32

Construction Code Official

The following permits were issued: 4-Building, 5-Plumbing, 7-Electrical, 2-Fire for a total income of \$1,414.00.

Mayor McDonough

McDonough reported that he received some concerns from the Hope Township School and the manager of the Inn at Millrace Pond regarding the use of their respective parking areas by each other. He attended a meeting of the Hope Board of Education to assist with the matter.

McDonough asked the Committee authorize Hope Township to join the Hope Area Chamber of Commerce. No action was taken.

Deputy Mayor Beatty

Three problematic trees will be removed on Lake Just-It Road by Aspen Heights Tree Service for a cost of \$1,900.00.

Beatty was contacted by the N.Y. Film Institute about using Township property for photo shoots. A written request may be coming to the town hall.

Beatty asked if the Zoning Officer and the Animal Control Officer inspected the conditions at 458 Delaware Road yet. The Clerk advised that they went out to the site earlier in the day, and the Animal

Control Officer contacted the New Jersey SPCA. The Township Committee asked that the Animal Control Officer come to the next meeting to discuss the direction that should be followed.

Committeeman Koonz

The Hope Volunteer Fire Department will demonstrate an extrication drill at the Annual Hope Picnic.

Use of Facilities Request – Girl Scout Troop 4980

A request was received from Girl Scout Troop 4980 for permission to use the Hope Community Center on Fridays from 3:15 to 5:00 P.M. during September through June for their weekly meetings. They also volunteered to clean the building, paint the interior and other upkeep as necessary. The troop will come to the Committee's meeting on September 11 with their ideas. The use of the building was approved on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

CORRESPONDENCE

The following communications were received during the month:

1. FirstEnergy Corp. Re: JCP&L completed equipment upgrades to improve service reliability in Warren County.
2. Warren County. Re: Direct, Overlapping and Underlying Debt Issued and Outstanding as of December 31, 2012; 2012 Annual Debt Statement.
3. Michael P. Meliti, Esq. to Michael B. Lavery, Esq. Re: Service Electric Cable TV of N.J., Inc., renewal of cable television franchise for the townships of Hope, Hardwick, Knowlton, and Frelinghuysen.
4. Barth Johnson, Assistant County Engineer. Re: Emergency contact information during resurfacing and rehabilitation of certain Warren County roadways. A copy was given to the Blairstown Ambulance Corp, Hope Volunteer Fire Department, Township Engineer and Hope Township School.
5. Warren County Board of Taxation. Re: 2013 Tax Rate Data—the tax rate is 2.332 per \$100.00 of valuation.
6. N.J. Department of Transportation. Re: Availability of funding for 2014 State Aid programs. A copy was given to the Township Engineer.

7. Municipal Court of North Warren at Hope. Re: June, 2013 Municipal Court Disbursements. A copy was given to the Chief Financial Officer.
8. N.J. Department of State. Re: Reimbursement for specified expenses for the 2013 special primary and special general elections for the office of U.S. Senate.
9. Jersey Central Power and Light. Re: Annual Universal Service Fund Compliance Filing.
10. N.J. State League of Municipalities. Re: June 2013 Legislative Bulletin.
11. N.J. Department of Environmental Protection, Bureau of Coastal and Land Use Compliance and Enforcement, Highlands Office to Rui and Rui F. Sousa. Re: Notice of violation Block 1000, Lot 3300. A copy was given to the Zoning Officer.
12. David J. Diehl, Zoning Officer. Re: Letter of Resignation as Zoning Officer/Driveway Official effective September 1, 2013. A motion was made by Koonz, seconded by Beatty to accept the resignation with regret. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes. The Clerk was directed to place an ad in the paper.

APPOINTMENTS

The following vacancies were noted:

- A. Environmental Commission - Vacancy: Alternate #2, term expires 12/31/13.
- B. Zoning Board of Adjustment – Vacancies: Full member, term expires 12/31/14 and Alternate #2, term expires 12/31/14.
- C. Planning Board – Vacancies: Class II, term expires 12/31/13; Alternate #2, term expires 12/31/13.
- D. Historic Preservation Commission: Vacancy: Alternate #2, term expires 12/31/14.
- E. Agriculture Advisory Board – Three vacancies, terms expire 12/31/13.

OLD BUSINESS

Speed Limits on Township Roads; Request for Speed Limit on Shiloh Road

Rodman is checking with the Assistant Warren County Engineer to see if his department has any data that could be used as rationale for setting a speed limit and possibility a weight limit.

Discuss Cable Television Franchise Renewal

No change in status.

Status of Moravian Distillery Rehabilitation Project; Authorize Change Order #8

The following Resolution was adopted on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

RESOLUTION OF THE HOPE TOWNSHIP COMMITTEE
TO AUTHORIZE A CHANGE ORDER FOR THE MORAVIAN
DISTILLERY REHABILITATION PROJECT
[HOPE DISTILLERY CONSTRUCTION: FEDERAL #STP-0376(101), STATE #7529301]

WHEREAS, a Change Order #8 has been submitted for the additional cost of a 4' high segmental block retaining wall to surround a portable toilet, bank stabilization and a 30 day extension for project completion;

WHEREAS, the net total amount of Change Order #8 is \$9,500.00;

WHEREAS, the Township Committee agrees with its professionals that the above named task is necessary for the integrity of the "Project";

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hope in the County of Warren, New Jersey that the Mayor and the Township Engineer are authorized and directed to execute Change Order #8 and forward same to the NJDOT, District Office for review and approval.

Status of Hardwick Township Joining the Municipal Court of North Warren

No change in status.

Public Hearing/Adoption of Ordinance #13-03, Capital Ordinance

The public hearing for the following Ordinance was opened on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

ORDINANCE #13-03

AN ORDINANCE OF THE TOWNSHIP OF HOPE PROVIDING FOR THE APPROPRIATION OF \$6,000.00 FOR ONE (1) HP TOWER SERVER FROM THE GENERAL CAPITAL-CAPITAL IMPROVEMENT FUND

There were no questions or comments from the public. The public hearing was closed on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

Ordinance #13-03 was adopted on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

Discuss Business Directory Signs

This matter was tabled to the next meeting.

Discuss Management of Farm Animals on Residential Properties

This matter was tabled to the next meeting.

NEW BUSINESS

Resolution #13-39, Support Development Easement on the Cooke Farm, Block 3200, Lot 300

The following Resolution was adopted on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

RESOLUTION GRANTING APPROVAL OF THE PURCHASE OF A
DEVELOPMENT EASEMENT ON THE COOKE FARM BLOCK 3200 LOT 300
IN HOPE TOWNSHIP AND BLOCK 701 LOTS 1 & 1.03 IN FRELINHUYSEN
TOWNSHIP CONSISTING OF APPROXIMATELY 48.41 ACRES

WHEREAS, the Warren County Agriculture Development Board (WCADB) has determined that the property known as the Cooke Farm, owned by Patricia Cooke located on Block 3200 Lot 300 in Hope Township and Block 701 Lots 1 & 1.03 in Frelinghuysen Township, consisting of approximately 48.41 net acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 8, 2012 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on May 23, 2013 the State Agricultural Development Committee has certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,700 per acre based on zoning and environmental regulations in place as of the current valuation date of January 23, 2013 with an estimated total value of \$179,117; and

WHEREAS, the New Jersey Conservation Foundation (NJCF) has obtained a maximum grant of \$99,500 from the USDA Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Land Protection Program (FRPP) on said tract; and

WHEREAS, the FRPP grant contribution via NJCF is up to 50% of the estimated current easement value of \$3,700 per acre pending Federal Certification from an appraisal which recognizes the impervious surface restriction and which current easement value may change based on new evaluation date; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Hope and Frelinghuysen Townships, and said tract falls within a predetermined County Agricultural Development Area and is in the North West Project Area and property is located in the Highlands Planning Area; and

WHEREAS, on September 18, 2013, the Frelinghuysen Township Committee is expected to vote to approve the owner's application for sale of the development easement, but is not participating financially in the easement purchase; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Hope and Frelinghuysen Townships and Warren County; and

WHEREAS, the pressures from development have significantly heightened the degree of imminence of change of land use from productive agriculture to non-agriculture uses; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its November 14, 2013 meeting; and

WHEREAS, the NJCF FRPP grant funds of \$89,558.50 will be applied to the County's and SADC's cost share, and the County's cost share shall be \$0 with the FRPP Grant applied; and

WHEREAS, in the event the NJCF FRPP grant funds become unavailable, the County's cost share shall be \$52,282.80 including a 3% buffer for final surveyed acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 19, 2013, the Warren County Agriculture Development Board is expected to approve the funding for the development easement with estimated cost share with no cost share contribution by Hope or Frelinghuysen Townships as follows: SADC \$89,558.50, NJCF FRPP Grant \$89,558.50, Warren County \$0; and

WHEREAS, the WCADB approval will include the following conditions:

- a. No existing dwellings on premises
- b. No existing agriculture labor housing on premises
- c. One barn and one shed on existing premises
- d. Three exception areas
 - 1) One non-severable exception area of 1 acre for future single family residence restricted to one residential unit located on BL 3200 L 300, Hope Township
 - 2) One severable exception area of 6 acres that includes 5.9 acres of BL 3200 L 300, in Hope Township and .1 acre of entire BL 701 L 1.03 in Frelinghuysen Township for future single family residence restricted to one residential unit
 - 3) One severable exception area of 6 acres for existing single family residence restricted to one residential unit located on BL 701 L 1, Frelinghuysen Township
- e. No Residual Dwelling Site Opportunities (RDSO's)
- f. No preexisting non-agricultural uses on premises
- g. Access easement on BL 3200 L 300, Hope Township
- h. No proposed trails
- i. Maximum impervious surface limitation of 4 % available for impervious cover on the lands being preserved outside of the exception areas
- j. Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Hope as follows:

The Township Committee of Hope hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

Finalize Plans for Annual Hope Picnic

The caterer is ordering the food, and the other activities are being planned. McDonough advised that Walmart donated \$1,000.00 toward the picnic, and other donations are forthcoming from other sources.

PUBLIC

There were no questions or comments from the public.

EXECUTIVE SESSION, RE: CONTRACT NEGOTIATION & PERSONNEL

The following Resolution was adopted on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting; and

WHEREAS, the Township Committee of the Township of Hope has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public,

WHEREAS, the regular meeting of this Committee will reconvene.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Hope will go into closed session for the following reason as outlined in N.J.S.A. 10:4-12: Contract negotiation and personnel.

The executive session was concluded on a motion made by Koonz, seconded by Beatty. Committee polled: Beatty-yes; Koonz-yes; McDonough-yes.

The meeting was adjourned at 9:15 P.M. on a motion made by Koonz, seconded by Beatty. The motion was carried.

Respectfully submitted:

Mary Pat Quinn
Municipal Clerk

