

**JANUARY 27, 2021  
WORK MEETING**

The Work Meeting of the Hope Township Committee convened at 4:00 P.M. at the Hope Township Municipal Building with the following members present: Mayor Timothy McDonough, Committeeman Christopher John Kruk (via Zoom) and Deputy Mayor Terry Urfer (via Zoom). Also present were DPW Foreman Donald Whitmore; Municipal Clerk, Robin Keggan, RMC; Deputy Clerk, Zondra Belstra; Ted Rodman, Township Engineer (Zoom) and Patti Whitmore, Assistant Events Coordinator.

**FLAG SALUTE AND SUNSHINE STATEMENT**

Under the provisions of the “Open Public Meetings Act”, adequate notice of this meeting has been provided by publishing notice in the New Jersey Herald and the Star Gazette and by posting notices in the Hope Post Office and on the Township Web and Bulletin Boards.

**ELECTRONIC MEETING STATEMENT**

In addition, as a result of the State of Emergency issued by Governor Murphy, the Township has provided the pertinent information for residents to participate in, or listen to, this meeting via Zoom. The public will be muted for the meeting but will be able to participate by raising their hand with the use of the appropriate button to do so on their electronic device during the public session portion of the meeting. Questions may also be submitted to the Municipal Clerk by 4 PM up to one day **PRIOR** to the meeting to be read into the record. The public is obligated to disclose their full name, residence address and email address in any question/statement sent to the Municipal Clerk. Any question not meeting the above-described timeframe will be handled at the next available Township Committee meeting.

**Roll call: Mr. Urfer- present**

**Mr. Kruk – present**

**Mayor McDonough- present**

**Reports:**

**Payment of Bills:**

Receipts – December 2020 \$5,969.85

Bills – Month of January \$483,486.92 – Motion to approve and pay made by Mr. Urfer; seconded by Mr. Kruk. Roll Call: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes.

**Mayor Tim McDonough:** Commented on the internet updates and traffic studies. Please see notes under “Old Business”. Mayor McDonough noted that he would like Mrs. Whitmore and Ms. Walsh to attend the next meeting to go over the Public Events Financial Report. He also made mention to the Committee members that he is looking to revamp some of the events that are held in the Township and will discuss this with the Committee at another date.

**Deputy Mayor Christopher John Kruk:** Requested that the Township clerks be involved in some manner with checking in on our senior citizens in Hope Township. They will work together with Mr. Kruk to finalize a course of action to do so. Also spoke about the Time Capsule that will be buried with items from the 250<sup>th</sup>, etc. Mr. Urfer made a motion to not spend over \$500 to sink the Time Capsule; seconded by Mr. Kruk. Roll Call: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes.

**Committeeman Urfer:** Spoke with member of the public regarding issue on Union Brick Road. More details in Public Participation.

**Township Engineer:**

Mr. Rodman spoke about the Hope Center project and the need to revise the backstops on some of the bicycle grates. He will work with Mr. Whitmore and Mr. Urfer to accomplish this. He followed up on the Committee's request to install a wooden or weathered steel guardrail on Cedar Street. He noted that he reached out to the DOT but has not received a response back yet. Will follow up with the Committee once he does. Did notate that normally the DOT will not permit these guardrails, only galvanized steel with grant monies. The DOT grant for Ridgeway Avenue was discussed. The Township requested \$208,970 and was awarded \$151,000. The Township would be responsible for the roughly \$50,000 shortfall. Discussion took place regarding approval for Mr. Rodman to submit the grant as is or put in a change order for a change in scope of the project to knock the price of the project back to the \$151,000 the DOT came through with. Mayor McDonough asked that Mr. Rodman allow him to reach out/research this issue and they will connect after this to discuss the grant paperwork.

Still waiting for word on Heller Hill paving meeting.

Stormwater Ordinance needs to be addressed and passed by March 1. Monica Sobon will send the township clerk the Ordinance for inclusion on the February 10 agenda.

### **Appointments:**

A motion was made to appoint Margo Biblin to the Environmental Commission to fill the vacancy left by Annette Morse by Mr. Urfer; seconded by Mr. Kruk. Roll Call: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes.

### **Resolutions:**

**TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY  
RESOLUTION REFUNDING TAX SALE CERTIFICATE 2020-006  
THAT WAS REDEEMED  
RESOLUTION NO. 2021-17**

WHEREAS, the property owned by Donna R Burns known as Block 4000 Lot 3700 located at 5 Blair Street had unpaid 2019 property taxes and was sold at a Tax Sale held on 30 January 2020 by the Hope Township Tax Collector; and

WHEREAS, Donna Marie of 375 Johnsonburg Road located in Blaiirstown, NJ 07825 was the successful bidder of the above stated property. The amount of the Tax Sale consisted of unpaid 2019 property taxes, interest, and other costs, and totaled \$329.23 and is represented by Tax Sale Certificate 2020-006; and

WHEREAS, Investment Title, LLC, representing the buyer of the property, paid \$1,040.14 on 10 December 2020 to the Hope Township Tax Collector to satisfy the outstanding Tax Sale Certificate, subsequent taxes, and delinquent taxes:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Hope on this 27<sup>th</sup> day of January 2021 that the Chief Financial Officer be authorized to draw a check payable to Donna Marie in the amount of \$1,281.59 which includes \$881.59 for the redemption of Tax Sale Certificate 2020-006 and \$400.00 for the return of a tax sale premium.

BE IT FURTHER RESOLVED that the satisfied executed Tax Sale Certificate 2020-006 be returned to Investment Title, LLC of 150 Morristown Road, Suite 210 in Bernardsville, NJ 07924.

On a motion made by Mr. Kruk; seconded by Mr. Urfer and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Resolution was passed.

**HOPE TOWNSHIP, WARREN COUNTY, NEW JERSEY  
RESOLUTION REFUNDING TAX SALE CERTIFICATE 2020-007  
THAT WAS REDEEMED  
RESOLUTION NO. 2021-18**

WHEREAS, the property owned by Donna R Burns known as Block 4100 Lot 300 located at 8 Blair Street had unpaid 2019 property taxes and was sold at a Tax Sale held on 30 January 2020 by the Hope Township Tax Collector; and

WHEREAS, US Bank Cust / Pro Cap 8 / Pro Capital Mgt II of 50 South 16<sup>th</sup> Street, Suite 2050 located in Philadelphia, PA 19102 was the successful bidder of the above stated property. The amount of the Tax Sale consisted of unpaid 2019 property taxes, interest, and other costs, and totaled \$2,524.49 and is represented by Tax Sale Certificate 2020-007; and

WHEREAS, Investment Title, LLC, representing the buyer of the property, paid \$6,929.71 on 10 December 2020 to the Hope Township Tax Collector to satisfy the outstanding Tax Sale Certificate, subsequent taxes, and delinquent taxes:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Hope on this 27<sup>th</sup> day of January 2021 that the Chief Financial Officer be authorized to draw a check payable to US Bank Cust / Pro Cap 8 / Pro Capital Mgt II in the amount of \$5,908.91 for the redemption of Tax Sale Certificate 2020-007.

BE IT FURTHER RESOLVED that the satisfied executed Tax Sale Certificate 2020-007 be returned to Investment Title, LLC of 150 Morristown Road, Suite 210 in Bernardsville, NJ 07924.

On a motion made by Mr. Urfer; seconded by Mr. Kruk and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Resolution was passed.

**HOPE TOWNSHIP, WARREN COUNTY, NEW JERSEY  
RESOLUTION REFUNDING TAX SALE CERTIFICATE 2019-003  
THAT WAS REDEEMED  
2021-19**

WHEREAS, the property owned by AnneMarie Mata known as Block 1000, Lot 2300 located at 161 Lake Just-It Road had unpaid 2018 property taxes and was sold at a Tax Sale held on 31 January 2019 by the Hope Township Tax Collector; and

WHEREAS, Green Knight Capital, LLC of 474 Mary Allen Way located in Mountainside, NJ 07092 was the successful bidder of the above stated property. The amount of the Tax Sale consisted of unpaid 2018 property taxes, interest, and other costs, and totaled \$5,146.75 and is represented by Tax Sale Certificate 2019-003; and

WHEREAS, AnneMarie Mata, the supposed owner of the property, paid \$9,561.35 on 31 December 2020 to the Hope Township Tax Collector to satisfy the outstanding Tax Sale Certificate and subsequent taxes:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Hope on this 27<sup>th</sup> day of January 2021 that the Chief Financial Officer be authorized to draw

a check payable to Green Knight Capital, LLC in the amount of \$14,561.35 which includes \$9,561.35 for the redemption of Tax Sale Certificate 2019-003 and \$5,000.00 for the return of a tax sale premium.

**BE IT FURTHER RESOLVED** that the satisfied executed Tax Sale Certificate 2020-007 be returned to AnneMarie Mata of 161 Lake Just-It Road in Blairstown, NJ 07825.

On a motion made by Mr. Urfer; seconded by Mr. Kruk and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Resolution was passed.

**TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY  
RESOLUTION AWARDING A CONTRACT FOR SUPPLEMENTAL SNOW PLOWING OF  
TOWNSHIP ROADS AS MAY BE REQUIRED UPON REQUEST  
RESOLUTION 2021-20**

**WHEREAS**, Hope Township requires supplemental snow plowing to support the DPW as may occasionally be required upon request by the Department of Public Works Supervisor for the winter months of 2020-2021.

**WHEREAS**, two (2) quotes were solicited; and

**WHEREAS**, the following quotation was received for the 2020-2021 season from one (1) contractor:

Drake's Landscaping	\$110.00/hr. truck with plow
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**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hope that the contract for supplemental snow plowing for the Township roads be and hereby is awarded to Drake's Landscaping for its lowest responsible, responsive quotation as per company estimate dated September 10, 2020.

On a motion made by Mr. Urfer; seconded by Mr. Kruk and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Resolution was passed.

**HOPE TOWNSHIP, WARREN COUNTY, STATE OF NEW JERSEY  
A RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT FOR  
THE PREPARATION OF A SURVEY TO SADC STANDARDS OF PROPERTY KNOWN AS BLOCK  
800, LOT 1100 IN THE TOWNSHIP OF HOPE  
2021-21**

**WHEREAS**, there exists a need for survey services to be rendered to the Township of Hope in preparation for acquisition of a Farmland Easement on certain real property located within the Township of Hope; and,

**WHEREAS**, funds are available for this purpose; and,

**WHEREAS**, the survey must be completed in accordance with the specifications of the State Agriculture Development Committee; and,

**WHEREAS**, The Township wishes to retain the services of Dykstra Associates, PC, in accordance with its proposal letter dated November 24, 2020, and,

**WHEREAS**, the Committee wishes to award a contract in an amount not to exceed \$8,325 for Dykstra Associates, PC, and the Chief Financial Officer has certified that funds are available for this purpose.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Hope in the County of Warren and State of New Jersey as follows:

1. The Township of Hope hereby awards and authorizes Dykstra Associates, PC to complete a survey of the above-referenced property in accordance with SADC standards, for an amount not to exceed \$8,325.
2. The Township Clerk is hereby authorized and directed to publish a copy of this resolution in the Township's official newspaper and to provide a copy of this resolution to the Chief Financial Officer and The Land Conservancy of New Jersey.

On a motion by Mr. Urfer, seconded by Mr. Kruk, the aforementioned Resolution Number 2021-21 be adopted as read.

Roll Call Vote: Mr. Kruk – yes Mr. Urfer – yes Mayor McDonough – yes

**HOPE TOWNSHIP, COUNTY OF WARREN, STATE OF NEW JERSEY  
A RESOLUTION AUTHORIZING HOPE TOWNSHIP TO PARTICIPATE IN THE ACQUISITION OF  
DEVELOPMENT RIGHTS OF SUNSET VIEW FARM KNOWN AS  
BLOCK 800, LOT 1100 IN THE TOWNSHIP OF HOPE**

**#2021-22**

**WHEREAS**, property owned by known on the official tax map of Hope Township (the "Township") as Block 800, Lot 1100 ("the Property"), consisting of approximately 45 acres, was designated as a property to be protected under the Township Farmland Preservation Plan; and,

**WHEREAS**, the State Agricultural Development Committee has certified the fair market value of said farm; and,

**WHEREAS**, the owners of the Property are willing to sell their development rights to the Township and County; and,

**WHEREAS**, the State of New Jersey, Department of Agriculture, State Agriculture Development Committee (SADC), provided Hope Township with a grant under the Municipal Planning Incentive Grant (Muni PIG) Program to purchase development rights on active farms within the Township; and,

**WHEREAS**, two fair market appraisals were obtained by the Township to establish the value of the development rights on this property; and,

**WHEREAS**, the SADC certified a market value of \$4,000 per acre for the development rights; and,

**WHEREAS**, the Property will include one (1), 1 acre non-severable exception area; which will contain a single family residence with septic; attached two car garage, three barns, and six sheds; so the net easement acres anticipated are 44.10; and,

**WHEREAS**, the Township and landowner have agreed to a purchase price of \$4,000 per acre for the development rights on the Property, or a total of approximately \$176,400.00, the exact compensation to be determined by a final survey; and,

**WHEREAS**, the SADC will provide a grant through the Muni PIG program in the amount of \$2,800 per acre, or a total of approximately \$123,480 for the development rights; and,

**WHEREAS**, the County of Warren will provide a grant in the amount of approximately \$600.00 per acre for the development rights, for a total of approximately \$26,460 and will handle the closing of the easement and will own the easement; and,

**WHEREAS**, the Township of Hope will provide a grant in the amount of approximately \$600.00 per acre for the development rights, for a total of approximately \$26,460; and,

**WHEREAS**, contingent upon the aforementioned grants from SADC and the County of Warren being made available for the acquisition, the remaining funds for the purchase of the development rights are available in, and will be paid from the Hope Township Open Space Trust; and

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Hope, County of Warren, State of New Jersey that it hereby authorized participation in the purchase of the development rights for the Property, as follows:

- 1) The Township authorizes up to \$26,460, the precise amount to be determined after completion of the survey to be paid from the Township's Open Space Trust.
- 2) The above being contingent on grants from the County of Warren and The State of New Jersey through the Municipal PIG Program to cover the balance of funds needed to purchase the development rights.
- 3) Due diligence for the acquisition will be completed by the Township with the assistance of The Land Conservancy of New Jersey. It is anticipated that the cost of due diligence will be funded from the Township's Open Space Trust Fund and authorized under a separate resolution. It is anticipated that 50% of the cost of due diligence will be reimbursed by SADC from the Township Municipal PIG grant, upon closing.

**BE IT FURTHER RESOLVED** by the Township Committee of the Township of Hope, that it hereby authorized the Municipal Clerk, Township Attorney and The Land Conservancy of New Jersey to sign documents and take all action necessary and appropriate to effectuate the intent and purpose of this Resolution.

On a motion made by Mr. Urfer; seconded by Mr. Kruk and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Resolution was passed.

**TOWNSHIP OF HOPE, WARREN COUNTY, NEW JERSEY  
RESOLUTION AUTHORIZING LICENSES FOR  
ARCADE AND AMUSEMENT GAMES FOR  
THE LAND OF MAKE BELIEVE**

**RESOLUTION 2021-23**

**WHEREAS**, Christopher Maier, t/a Land of Make Believe has filed applications for the following arcade and amusement games licenses:

- 2021-001 Top Glo Game, Certificate #4023
- 2021-002 Stop and Go, Certificate #5001
- 2021-003 Duck Pond, Certificate #3001
- 2021-004 Dog Pounder Certificate #4044
- 2021-005 Basketball, Certificate # 1003
- 2021-006 Arcade, Certificate # 2000
- 2021-007 Gobble Up Game, Certificate #1016

**WHEREAS**, the foregoing applications are complete and in conformance with the provisions of Chapter 21 of the Revised General Ordinances of the Township of Hope.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee, County of Warren, State of New Jersey that the foregoing applications be approved and that the appropriate licenses be issued by the Legalized games of Chance Control Commission in the New Jersey Department of Law and Public Safety, Division of Consumer Affairs.

Motion: Mr. Urfer

Second: Mr. Kruk

Roll Call:

Mr. Urfer: Yes

Mr. Kruk: Yes

Mayor McDonough: Yes

### **Old Business:**

**Internet** – Mayor McDonough reported that he will be part of a tour to Planet Networks along with other Mayor to see the scope of their work. He notated that Planet Networks did received funding in order to help them get started with their project(s). He is still working diligently with Altice. Did notate that Koeck Road will be taken care of by Altice and they will run lines out to Delaware Road several feet in either direction.

**Traffic Study** – Mayor McDonough reported that all involved in this project have narrowed a meeting date down to 3 dates. The date is still to be determined, but hopeful it will take place by end of Februray.

### **New Business:**

**Parking Lot** – Community Center: Mayor McDonough stated that he had been made an offer by a business in town to possibly lease the parking lot by the Community Center if the Township will pave it and designate spaces for that business' use. Mayor McDonough asked Mr. Kruk and Mr. Urfer if they were on board with finding out more information on this potential project and they both stated yes. Mayor McDonough will phone the Township attorney to discuss.

**Covid Survivors Resolution** – tabled.

**Website Proposal** – Discussion took place regarding the outdated Township website and the fact that the clerks are having issues being able to upload information, etc. Mr. Kruk asked that 2-3 quotes be obtained so that the Committee and clerks can begin to make progress in this area.

**PIE Grant** – Margo Biblin and Monica Sobon presented the PIE Grant work that they have been involved with over the past several months. They gave some details as to what the communication

outreach in the Township may look like and discussed the value and asset points of having this project come to fruition. The Committee thanked both of them for all of their efforts on the Township's behalf. Details will be ongoing as the project progresses.

**Public Participation:**

Raymond Ayers spoke about problems on his road/driveway that need to be addressed (drainage issues). Mr. Urfer spoke to him and asked Mr. Ayers to please phone him regarding same. He, Mr. Whitmore and Mr. Ayers will need to get together once there is some sort of agreement in place as to whose property the drainage reconstruction will be on. Mr. Ayers also made known that he is interested in becoming a member of the Environmental Commission.

**Approval of Minutes:**

The following minutes were approved by the Committee on a motion from Mr. Urfer; seconded by Mr. Kruk and all in favor: January 29, 2020 Year-End Meeting; January 5, 2021 Re-Organization Meeting; January 13, 2021 Business Meeting.

Seeing there was no other business for tonight, this meeting of the Hope Township Committee was adjourned at 5:30 p.m. on a motion made by Mr. Urfer; seconded by Mr. Kruk. Motion carried.

Respectfully submitted,

Robin L. Keggan, RMC  
Municipal Clerk