

**JUNE 14, 2023**  
**BUSINESS MEETING**

The Work Meeting of the Hope Township Committee convened at 6:03 P.M. at the Hope Township Municipal Building with the following members present: Mayor Timothy McDonough, Committeeman Christopher John Kruk, and Deputy Mayor Terry Urfer. Also present were Municipal Clerk, Robin Keggan, RMC; Patti Whitmore, Events Coordinator and Donald Whitmore, DPW Foreman; Anthony Ardito – Auditor and Denis Keenan, Township Engineer.

**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 Express Times New Jersey Edition and by posting notices in the Hope Post Office and on the Township Web and Bulletin Boards.

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

**Mr. Urfer – present**

**Mayor McDonough- present**

**Payment of Bills:** Bills in the amount of \$387,193.65 were approved on a motion made by Mr. Kruk; seconded by Mr. Urfer and roll called: Mr. Kruk yes; Mr. Urfer yes; Mayor McDonough yes with the exception of bills/checks made payable to Mr. Kruk and Mr. Urfer. In a separate motion made by Mr. Kruk, seconded by Mayor McDonough, a check to Mr. Urfer in the amount of \$2,491.42 was approved, roll called as follows: Mr. Kruk – yes; Mr. Urfer – abstain; Mayor McDonough – yes. On a motion made by Mr. Urfer, seconded by Mayor McDonough, a check to Mr. Kruk in the amount of \$889.91 was approved and roll called as follows: Mr. Kruk – abstain; Mr. Urfer – yes and Mayor McDonough – yes.

**Reports:**

**Tax Collector:** Month ending 5/31/2023 - \$1,198,733.09 Y-T-D \$3,210,021.22

**Environmental Commission:** Ms. Sobon discussed the rain garden project at the Hope Elementary School which is slated to begin on Monday, June 19, 2023. The Township Committee informed that the DPW does not have the equipment or the time to do the installation steps that were enumerated in Ms. Sobon’s memo to the Committee. Mr. Kruk noted that he was in contact with a private contractor that may be able to donate his time to help the installation. The County may also be able to help per Commissioner Kern. One Call should be phoned in by the school to ascertain if there are any lines, etc. in the vicinity of the digging. Maintenance of the garden will not be the Township’s responsibility. Ms. Sobon is hoping that a school Green Team will help with that. Mr. Kruk will look into getting a burn permit for the brush pile at Swayze Mill. The June 23, 2023 street cleanup is scheduled and Mr. Whitmore will give the name of a street for the cleanup to take place on.

**Mayor Tim McDonough:** Noted that Planet Networks is in the process of obtaining a large loan to finish their build-out and has promised that if that loan comes through Hope will be 100% built out and number one on the list. Should know within two weeks. Mr. Urfer motioned that letter of support for the loan be sent. Mr. Kruk seconded. The committee was all in favor, with Mayor McDonough stating he would ask the applicant if he’d like this letter to be done. Mayor McDonough gave a brief update regarding the banning of 102s on CR 519. A study will be done by the DOT regarding this and hopefully it can be done in phases. Energy Tax Receipt funding should be forthcoming.

**Deputy Mayor Terry Urfer:** Questioned when the no right turn signs/speed limit reduction signs would be put in place in town center. Mayor McDonough noted that these items, although promised to the Township, would not be done.

**Committeeman John Kruk:** Noted that Chris Beatty, outdoor sports coordinator, cleaned out all of the snack shacks at the fields. Also asked Mr. Whitmore to obtain a quote for oil and stone on Koeck Road. Mr. Wilson will be finished as the Basketball coordinator as of July 1, 2023. The person he recommended as his replacement (Kate Leitner) was approved by the Committee on a motion made by Mr. Urfer, seconded by Mr. Kruk and all in favor. The Clerk asked that Mr. Kruk let Mr. Wilson know his replacement should come into the office to fill out paperwork for payroll, etc. Mr. Kruk also asked that the deputy clerk order a time capsule with the unused budget from the Fishing Derby this year and that she have the dumpster at Swayze Mill emptied due to all of the clean-out of the snack shacks.

**DPW:** Mr. Whitmore gave his update and noted that roadside mowing, fixing of potholes on Shiloh, fencing at Swayze Mill, speed bump installation on Cedar Street and various other projects are in the process of being worked on. He also noted that a letter needs to go out to a homeowner on the corner of Lake Just-It and Hissim Road for rocks being put in the right-of-way. The committee would like the Township attorney to send a letter out. Brief discussion re: Temporary Debris Area was had with the Committee. Mr. Whitmore works with FEMA during events. More information needs to be looked into regarding whether this is a good idea for us or not (not mandatory). To be determined at a later date.

**Events Coordinator:** Ms. Whitmore noted that she is in the process of obtaining price quotes for trips to various places and that she is in the process of re-doing the Christmas Craft Market map for the 2023 event. Mr. Kruk said he can help to get some sponsors for the new map she is making up. The cost will be about \$600 more than the old map to produce. Also noted that the HVFD will be doing the cooking at the picnic again.

## **RESOLUTIONS:**

### **TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY**

#### **A RESOLUTION FOR SELF-EXAMINATION OF BUDGET 2023-33**

**WHEREAS**, N.J.S.A.40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and,

**WHEREAS**, N.J.A.C.5:30-7 was adopted by the Local Finance Board on February 11, 1997; and,

**WHEREAS**, pursuant to N.J.A.C.5:30-7.2 thru 7.5 the Township of Hope has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Township of Hope meets the necessary conditions to participate in the program for the 2023 budget year, so now therefore,

**BE IT RESOLVED**, by the Township Committee of the Township of Hope that in accordance with N.J.A.C.5:30-7.6a & b, and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year
  - d. Reserve for uncollected taxes



Second: Mr. Urfer  
Roll Call: Mr. Kruk – yes Mr. Urfer – yes Mayor McDonough - yes

Dated: June 14, 2023

**HOPE TOWNSHIP, WARREN COUNTY, NEW JERSEY  
RESOLUTION APPROVING 2023-2024 LIQUOR LICENSE RENEWAL FOR  
PLENARY RETAIL DISTRIBUTION LICENSE NO. 2111-44-001-006  
HOPE COUNTRY LIQUORS, LLC  
RESOLUTION 2023-36**

**WHEREAS**, Hope Country Liquors, LLC t/a County Liquor Store holds a Plenary Distribution License #2111-44-001-006; and,

**WHEREAS**, the Hope Country Liquors, LLC has filed an application to renew said license for the 2023/2024 license term; and,

**WHEREAS**, the application, fees and New Jersey Division of Taxation Clearance Certificate has been filed with the Municipal Clerk.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Hope in the County of Warren and State of New Jersey that the Plenary Retail Distribution License be renewed for Hope Country Liquors, LLC for the 2023/2024 license term.

Motion: Mr. Urfer  
Second: Mr. Kruk  
Roll Call: Mr. Kruk – yes Mr. Urfer – yes Mayor McDonough - yes

Dated: June 14, 2023

**TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY  
RESOLUTION AWARDDING DRAINAGE WORK TO BE PERFORMED AS PART OF THE  
RIDGWAY AVENUE, SECTION 2 DOT GRANT AND DRAINAGE  
WORK FOR HISSIM ROAD, SECTION 2 DOT GRANT  
RESOLUTION 2023-37**

**WHEREAS**, Hope Township requires drainage work to be performed on Ridgeway Avenue prior to the paving of that roadway as part of the 2023 DOT Grant for Ridgeway Avenue, Section 2, as well as Hissim Road, Section 2 as part of the 2022 DOT Grant.

**WHEREAS**, three (3) quotes were solicited for Ridgeway Avenue. A copy of these quotes is attached to this Resolution. Two quotes were solicited for Hissim Road and are attached to this Resolution as well; and,

**WHEREAS**, the following quotation was received for the work that needs to be performed on Ridgeway Avenue as outlined (a copy of the work to be performed is attached to the quote) by the Township engineer:

All-Terrain Excavating, Inc.	\$6,500
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**WHEREAS**, the following quotation was received for the work that needs to be performed on Hissim Road, Section 2 as outlined by the Township engineer:

All-Terrain Excavating, Inc.

\$15,3000

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hope that the award for performing this work on Ridgeway Avenue as part of the DOT Section 2 grant and Hissim Road, Section 2 as part of the DOT grant received in 2022 are both awarded to All-Terrain Excavating, Inc. in the amounts of the quotations received.

Motion: Mr. Kruk

Second: Mr. Urfer

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

**ORDINANCES – INTRODUCTION/FIRST READING:**

A motion was made by Mr. Urfer, seconded by Mr. Kruk and roll called as follows – Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes this Ordinance was approved for introduction and first reading.

**2023-06**

**AN ORDINANCE FIXING THE SALARIES, WAGES OR  
COMPENSATION TO BE PAID TO THE  
OFFICIALS, APPOINTEES AND EMPLOYEES OF THE TOWNSHIP OF HOPE,  
COUNTY OF WARREN, NEW JERSEY FOR THE CALENDAR YEAR 2023**

**BE IT ORDAINED**, by the Mayor and Township Committee of the Township of Hope, County of Warren, New Jersey as follows:

**SECTION 1.** That the Salary Range of the elected officials, appointees and employees of the Township of Hope, in the County of Warren and State of New Jersey, shall be as follows:

<b>ADMINISTRATION</b>	<b>AMOUNT</b>	<b>PER</b>	<b>PAYABLE</b>
Mayor	2,500 – 6,500	Annum	Monthly
Township Committee Person (not Mayor)	2,000 – 6,000	Annum	Monthly
Municipal Clerk/Registrar	47,000 - \$90,000	Annum	Bi-weekly
Deputy Clerk/Deputy Registrar	15.00 – 27.00	Hour	Bi-weekly
Temporary Clerical Assistant	13.00 – 20.00	Hour	Bi-weekly
Dog Licensing Clerk	600 – 1200	Annum	One time per year

**FINANCE**

CMFO/Treasurer	13,333 – 35,0000	Annum	Monthly
Treasurer	4,500 – 9,000	Annum	Monthly
Qualified Purchasing Agent	1 – 2,000	Annum	Monthly
Tax Assessor	15,000 – 30,000	Annum	Monthly
Tax Search Officer	3,000 – 9,000	Annum	Monthly

Tax Collector	20,000 – 40,000	Annum	Monthly
Deputy Tax Collector	2,000 – 7,000	Annum	Monthly

**LAND USE**

Planning Board Secretary	10,000 – 20,000	Annum	Monthly
	100 – 250	per meeting	Monthly
Zoning Board of Adjustment Secretary	4,000 – 10,000	Annum	Monthly
	100 – 250	per meeting	Monthly
Code Enforcement Officer	7,500 – 15,000	Annum	Monthly
	40 – 70	Hourly	Monthly

**BOARD SECRETARIES NOT FOR LAND USE**

Historic Commission Secretary	\$1,200 – 2,000	Annum	Monthly
Environmental Commission Secretary	1,200 – 2,000	Annum	Monthly

**DEPARTMENT OF PUBLIC WORKS**

Foreman	29.00 – 42.00	Hour	Bi-weekly
DPW Laborer	18.00 – 28.00	Hour	Bi-weekly
Equipment Operator PT/Season	17.00 – 27.00	Hour	Bi-weekly
Custodian	14.00 – 19.00	Hour	Bi-weekly
Deputy Emergency Management Coordinator	500 – 1,200	Annum	One time per year

**RECREATION/PUBLIC EVENTS**

Christmas Market/Public Events Coordinator	7,000 – 15,000	Annum	Bi-weekly
Assistant Public Events Coordinator	14.00 – 20.00	Hour	Bi-weekly
Outdoor Sports Director	6,000 – 12,000	Annum	Monthly
Sports Director – Basketball	3,000 – 7,000	Annum	Monthly

**ANIMAL CONTROL**

Animal Control Officer	5,000 – 10,000	Annum	Monthly
Deputy Animal Control Officer	100 – 500	Annum	Monthly

**MUNICIPAL COURT**

Court Administrator	40,000 – 70,000	Annum	Bi-weekly
Call Out	50.00 – 75.00	Per call	

Deputy Court Administrator	23.00 – 30.00	Hourly	Bi-weekly
Violations Clerk	23.00 – 30.00	Hourly	Bi-weekly
Court Reporter	23.00 – 30.00	Hourly	Bi-weekly
Municipal Court Prosecutor	500 – 700	Session	Monthly
Municipal Court Judge	27,000 – 37,000	Annum	Monthly
Municipal Court Treasurer	3,500 – 6,500	Annum	Monthly
Municipal Court Officer – Level I	150-250	Session	Monthly
Municipal Court Officer – Level II	25.00 – 35.00	Hourly	Monthly

**SECTION II:** Other employees’ benefits and compensation are set forth in a Personnel Policy as amended and said guidelines are further amended consistent with this Ordinance.

This Ordinance shall take effect following publication of the final adoption.

**NOTICE**

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced for first reading at a regular meeting of the Township Committee of the Township of Hope held on June 14, 2023 at 6:00 P.M. and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting of the Township Committee to be held on July 12, 2023 at 6:00 P.M., or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 407 Hope-Great Meadows Road, Hope, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

**ORDINANCES – PUBLIC SESSION AND ADOPTION**

On a motion made by Mr. Urfer, seconded by Mr. Kruk, all in favor, this Ordinance was opened for public discussion. With none being heard, Mr. Urfer motioned to close to the public, seconded by Mr. Kruk, all in favor. A motion to adopt Ordinance 2023-04 was made by Mr. Urfer, seconded by Mr. Kruk and roll called – Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes. This Ordinance was passed for final adoption.

**ORDINANCE NO. 2023-04**

**ORDINANCE OF THE TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY CREATING CHAPTER 28 ENTITLED “LEAD-BASED PAINT INSPECTIONS” TO REQUIRE LEAD-BASED PAINT INSPECTIONS IN CERTAIN RESIDENTIAL DWELLINGS, AS MANDATED BY P.L. 2021, C. 182.**

**WHEREAS**, the State of New Jersey enacted P.L. 2021, c. 182, codified under N.J.S.A. 52:27D-437.1, et seq., establishing lead-based paint testing programs for certain residential rental properties; and,

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, and two-family, and multiple rental dwelling located within the municipality on a recurring basis and at tenant turnover for lead-based paint hazards; and,

**WHEREAS**, the Township Committee of the Township of Hope determined it is in the best interests of Township residents to amend the Township Code at this time to require inspections for lead-based paint in certain residential rental dwellings to conform with State law.

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

## **SECTION I**

### **Chapter 28 – Lead-Based Paint Inspections.**

#### **§ 28-1. Definitions.**

**Dust Wipe Sampling** – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

**Lead Abatement** – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

**Lead-Based Paint Hazard** – Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

**Lead Evaluation Contractor** – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

**Tenant Turnover** – The time at which all existing occupants vacate a dwelling unit(s) and all new tenants move into the dwelling unit.

**Visual Assessment** – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

#### **§ 28-2. Required Initial Inspection**

The owner, landlord, and/or agent of every single-family, two-family, and/or multiple dwelling unit(s) offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards within two (2) years of the effective date of the law, July 2, 2022, or upon tenant turnover, whichever is earlier.

#### **§ 28-3. Required Recurring Inspection.**

After the initial inspection required by Section 28-2, the owner, landlord, and/or agent of such dwelling unit(s) offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier, except that an inspection upon tenant turnover shall not be required if the owner, landlord, and/or agent has a valid lead-safe certification.

#### **§ 28-4. Owner/Landlord/Agent to Hire Lead Evaluation Contractor.**

The owner, landlord, and/or agent will directly hire a lead evaluation contractor who is certified to provide lead paint inspection services by the New Jersey Department of Community Affairs to satisfy the requirements of Section 28-2 instead of the municipal inspection contemplated by Section 28-2. In the event that a dwelling owner or landlord directly hires such a lead evaluation contractor, the term “Township Code Enforcement Officer” shall also mean and include such lead evaluation contractor for purposes of this Chapter.

#### **§ 28-5. Consultation with the Local Board of Health.**

The Township Code Enforcement Officer or such lead evaluation contractor with the duty to inspect single-family, two-family, and multiple rental dwellings pursuant to this Chapter, may consult with the local health board, the State of New Jersey Department of Health, or the State of New Jersey Department of Community Affairs concerning the criteria for the inspection and identification of areas and conditions

involving a high risk of lead poisoning in dwellings, methods of detection of lead in dwellings, and standards for the repair of dwellings containing lead paint.

#### **§ 28-6. Standards.**

Inspection for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq., as may be amended from time to time.

#### **§ 28-7. Exceptions.**

A dwelling unit in a single family, two family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards, or for the fees for such inspection or evaluation, if the unit:

- a. has been certified to be free of lead-based paint;
- b. was constructed during or after 1978;
- c. is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law", N.J.S.A. 55:13A-1, et seq.;
- d. is a single-family or two-family seasonal rental dwelling which is rented for less than six (6) months-duration each year by tenants that do not have consecutive lease renewals; or
- e. has a valid lead-safe certification issued in accordance with N.J.S.A. 52:27D-437.16(d)(2).

#### **§ 28-8. Remediation.**

If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township Code Enforcement Officer or his/her designee, as may be applicable, or the owner's private lead inspector, shall conduct an additional inspection of the unit(s) to certify that the hazard no longer exists.

#### **§ 28-9. Lead-Safe Certification.**

If no lead-based paint hazards are identified, then the Township Code Enforcement Officer or his/her designee, or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs (DCA), which shall be valid for two (2) years and shall be filed with the Township's Code Enforcement Officer. The Township Code Enforcement Officer shall maintain up-to-date information on inspection schedules, inspection results, tenant turnover, and a record of all lead-free certifications issued pursuant to N.J.A.C. 5:17.

#### **§ 28-10. Owner, Landlord, and/or Agent Responsibility.**

In accordance with N.J.S.A. 52:27D-437.16(e), the owner, landlord, and/or agent shall:

- a. provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Township of Hope at the time of the cyclical inspection carried out under the "Hotel and Multiple

Dwelling Law,” N.J.S.A. 55:13A-1, et seq., unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to § 28-7 hereof;

- b. provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover, unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to § 28-7 hereof, and shall affix a copy of such certification as an exhibit to the tenant’s or tenants’ lease; and
- c. maintain a record of the lead-safe certification which shall include the name or names of the unit’s tenant or tenants if the inspection was conducted during a period of tenancy, unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to § 28-7 hereof.

#### **§ 28-11. Notification to the Commissioner of Community Affairs.**

If the Township Code Enforcement Officer finds that a lead-based paint hazard exists in a dwelling unit upon conducting an inspection pursuant to this Chapter, then the Code Enforcement Officer shall notify the Commissioner of Community Affairs, who shall review the findings in accordance with the “Lead Hazard Control Assistance Act,” N.J.S.A. 52:276D-437.8.

#### **§ 28-12. Inspections as a Result of Testing of Children of Six Years of Age or Younger.**

- a. If less than three percent (3%) of children tested in the Township, six (6) years of age or younger, have a blood lead level greater than or equal to five (5) ug/dL, according to the central lead screening database maintained by the State of New Jersey Department of Health pursuant to N.J.S.A. 26:2-137.6, or according to other data deemed appropriate by the commissioner (as such term is used in and for the purposes of N.J.S.A. 52:27D-437.16), then the Township Code Enforcement Officer may inspect a dwelling located therein for lead-based paint hazards through visual assessment.
- b. If at least three percent (3%) of children tested, six (6) years of age or younger, have a blood lead level greater than or equal to five (5) ug/dL, according to the central lead screening database maintained by the State of new Jersey Department of Health pursuant to section 5 of P.L.1995, c.328 (N.J.S.A. 26:2-137.6), or according to other data deemed appropriate by the commissioner, then the Township Code Enforcement Officer shall inspect a dwelling located therein through dust wipe sampling.
- c. If a lead hazard is identified in an inspection of one of the dwelling units in a building consisting of two- or three- dwelling units, then the Township Code Enforcement Officer shall inspect the remainder of the building’s dwelling units for lead hazards, with the exception of dwelling units that have been certified to be free of lead-based paint. The Township Code Enforcement Officer may charge fees in accordance with this Chapter for such additional inspections.

#### **§ 28-13. Fees.**

- a. A dwelling unit owner, landlord, and/or agent may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy the requirements of this Chapter, in which case no additional Lead-Based Paint inspection fee shall be paid.
- b. The Municipality shall assess a fee of twenty dollars (\$20.00) per unit inspected by a certified lead evaluation contractor or permanent local agency for the purposes of the “Lead Hazard Control Assistance Act,” P.L.2003, c.311 (N.J.S.A. 52:27D-437.1 et al.) concerning lead hazard control

work, unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of twenty dollars (\$20.00) pursuant to the provisions of section 10 of P.L.2003, c.311 (N.J.S.A. 52:27D-437.10).

- c. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit. The fees collected pursuant to this subsection shall be deposited into the "Lead Hazard Control Assistance Fund" established pursuant to section 4 of P.L.2003, c.311 (N.J.S.A.52:27D-437.4).

#### **§ 28-14. Violations and Penalties.**

In accordance with N.J.S.A. 52:27D-437.19, the penalties for a violation of this Chapter shall be as follows:

- a. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given thirty (30) days to cure the violation.
- b. If the property owner has not cured the violation after thirty (30) days, the property owner shall be subject to a penalty not to exceed one thousand dollars (\$1,000.00) per week until the required inspection has been conducted or remediation efforts have been initiated.

#### **SECTION II**

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

#### **SECTION III**

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, inconsistent with the Code of the Township of Hope, or is held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

#### **SECTION IV**

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

#### **NOTICE**

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced for first reading at a regular meeting of the Township Committee of the Township of Hope held on May 24, 2023, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting of the Township Committee to be held on June 14, 2023, at 6:00P.M., or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 407 Hope-Great Meadows Road, Hope, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

On a motion made by Mr. Urfer, seconded by Mr. Kruk, all in favor, this Ordinance was opened for public discussion. With none being heard, Mr. Urfer motioned to close to the public, seconded by Mr. Kruk, all in favor. A motion to adopt Ordinance 2023-05 was made by Mr. Urfer, seconded by Mr. Kruk and roll called – Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes. This Ordinance was passed for final adoption.

**ORDINANCE NO. 2023-05**

**ORDINANCE OF THE TOWNSHIP OF HOPE, COUNTY OF WARREN, STATE OF NEW JERSEY CREATING CHAPTER 27 ENTITLED “BUSINESS REGISTRY” ESTABLISHING A REGISTRY FOR BUSINESS, RENTAL UNIT, AND MULTIFAMILY HOMEOWNERS INSURANCE CERTIFICATES**

**WHEREAS**, the State of New Jersey has enacted a new statute, N.J.S.A. 40A:10A-1 et seq., which requires business owners, rental unit owners, and owners of multifamily homes which is four or fewer units, one of which is owner-occupied, to maintain certain liability insurance policies and register certificates of insurance demonstrating compliance with such statute with the municipality; and,

**WHEREAS**, said law provides that the municipality may, by ordinance, establish a reasonable administrative fee for the certificate of registration.

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

**SECTION I**

**Chapter 27 – Business Registry**

**§ 27-1. Liability Insurance Requirements.**

Pursuant to S.B. 1368, codified under N.J.S.A. 40A:10A-1 and -2, the owner of a business or owner of a rental unit(s) shall maintain liability insurance for negligent acts and omissions in an amount of no less than five hundred thousand dollars (\$500,000.00) for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

The owner of a multifamily home which is four or fewer units, one of which is owner-occupied, shall maintain liability insurance for negligent acts and omissions in an amount of no less than three hundred thousand dollars (\$300,000.00) for combined property damage and bodily injury to or death of one or more persons in any one accident or occurrence.

**§ 27-2. Registration Requirements.**

All business owners, rental unit owners, and owners of multi-family homes of four or fewer units, one of which is owner occupied, shall register a certificate of insurance as required by the aforementioned statute in the office of the Township Clerk on an annual basis, which office shall maintain a registry of certificates of insurance filed with it.

**§ 27-3. Failure to Register.**

The governing body is authorized to collect, through a summary proceeding pursuant to the “Penalty Enforcement Law of 1999,” P.L. 1999, C. 274 (C.2A:58-10 et seq.), a fine of not less than five hundred dollars (\$500.00) but no more than five thousand dollars (\$5,000.00) against an owner who failed to comply with the provisions of this Ordinance.

## **SECTION II**

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

## **SECTION III**

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, inconsistent with the Code of the Township of Hope, or is held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

## **SECTION IV**

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

## **NOTICE**

**NOTICE** is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Hope held on May 24, 2023, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on June 14, 2023, at 6:00 PM, or as soon thereafter as the Township Committee may hear this Ordinance, at the Municipal Building, 407 Hope-Great Meadows Road, Hope, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

### **Unfinished Business:**

Highlands Council Grant – after various discussions with the Committee and Planning Board, Mr. Urfer recommended that the Committee sign the grant. Formal action was taken to approve the receipt of this grant at an earlier meeting date, with a courtesy discussion being held with the Planning Board. Mr. Urfer motioned to sign the grant, Mr. Kruk seconded and roll called: Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes.

### **New Business:**

2023 Budget – Township Auditor Anthony Ardito was present to discuss the budget with members of the public who may have questions. The budget adoption was opened up the public on a motion made by Mr. Urfer, seconded by Mr. Kruk, all in favor. The budget adoption was closed to the public on a motion made by Mr. Urfer, seconded by Mr. Kruk, all in favor. Before the final vote, Mr. Ardito commended the Committee on their hard work with the challenge of putting the budget together this year due to inflation and keeping the tax rate increase to such a small amount. The approved final budget is \$1,731,775.00 for the 2023 year. On a motion made by Mr. Urfer, seconded by Mr. Kruk and roll called – Mr. Kruk – yes; Mr. Urfer – yes; Mayor McDonough – yes, the 2023 budget was approved and adopted as presented.

Township Engineer – Mr. Keenan was present to have a discussion regarding the status of Hissim Road and Ridgeway Avenue, Section 2 paving projects. Mayor McDonough noted that the DOT wanted to try to get a maintenance bond in place for Hissim Road and wanted to hold off on payment to South State

until this was ironed out. Mr. Kruk noted that he did not think it was worth the risk of waiting due to the fact that Ridgeway Avenue would not be paved if South State is not paved. Mr. Keenan noted that South State should take a **minimum** 10% penalty for the work performed on Hissim Road and that they have agreed to that penalty. This should give us enough money in the grant for the paving work to fall inside the grant amount we were awarded. Stormwater management was discussed with an update being given by Mr. Keenan after a CAV meeting that was held in Blairstown the week prior. There is a lot of work that needs to be done to be FEMA compliant. We have already received \$25,000 in grant money from the State for some of this work to begin. Mr. Keenan will begin that work in the near-term future. Mr. Whitmore stated that he has mapped all inlets, outfalls, drain pipes, etc. already. Mr. Keenan asked if he would share that information for mapping/engraving purposes. The plans for Ridgeway Section 2 are being finalized by the engineer. We are waiting on Ridgeway Section 1 and 3 reimbursement from the final voucher submitted by Mr. Rodman last year – this payment will be minus a penalty that the Township should have taken for the paving job done on that section of road by South State.

Professionals will be attending meetings quarterly in order to reduce the amount of time and confusion between the Committee and various professionals where projects and topics of discussion are concerned.

Boy Scouts- Were given permission to camp at Swayze Mill Park on June 23, 24 and 25 on a motion made by Mr. Kruk, seconded by Mr. Urfer and all in favor. Mayor McDonough will let the State Police know that they are camping there for that span of time.

**Approval of Minutes:** The minutes of the May 24, 2023 Work meeting were approved on a motion made by Mr. Urfer, seconded by Mr. Kruk. All in favor

**Public Participation:**

Ms. Hoffman and Ms. Shaw both inquired about the noise ordinance and help in getting the noise reduced at a farm in town that puts on events. The Committee informed them that they should register a complaint with the municipal court. Also, we will have the Township attorney weigh in on that subject at our September meeting and try to have a member of the State Police here as well regarding that topic.

Mayor McDonough departed the meeting at 8:06 p.m.

Seeing there was no other business for tonight, this meeting of the Hope Township Committee was adjourned at 8:25 p.m. on a motion made by Mr. Urfer; seconded by Mr. Kruk. Motion carried.

Robin L. Keggan, RMC  
Municipal Clerk