

**NOVEMBER 28, 2018**

The monthly work 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 Christopher John Kruk and Committeeman Terry Urfer, Don Whitmore and Ted Rodman. Also present was Municipal Clerk, Judith Fisher, RMC.

Under the provisions of the "Open Public Meetings Act", adequate notice of the meeting had been provided by publishing notice in The Star Gazette and The New Jersey Herald and by posting notices in the Hope Post Office and on the Township bulletin boards.

**Reports:**

**Township Engineer:** Mr. Rodman reported that they have enough points for stormwater management until next year. Parking Ordinance – stop sign on Shiloh to see if it helps. Have the homeowners on that road come in to weigh in on it. Mayor McDonough suggested meeting with Forest Manor to notify them that the stop signs are there. The only problem area is parking along the Hope Market. Once the ordinance is adopted, the State Police can start issuing tickets.

**Sale of Township Properties: Bid Opening**

**45 Far View Road (Block 2700, Lot 3512):** Chris Beatty's bid \$501.00; Joyce Stefan's bid \$250.00 which did not meet minimum bid requirements. Awarded to Beatty for \$501.

Mr. Urfer motioned to accept Beatty's bid of \$501.00, seconded by Mr. Kruk. Motion carried followed by a roll call vote.

Roll call: Mr. Urfer – yes; Mr. Kruk – yes; Mayor McDonough – yes.

**4 Prospect Ave (Block 4400, Lot 200):** No bid from Martin; Mr. Marone's bid was \$1,000.00; awarded to Marone.

Mr. Urfer motioned to accept Marone's bid of \$1000.00, seconded by Mr. Kruk. Motion carried followed by a roll call vote.

Roll call: Mr. Urfer – yes; Mr. Kruk – yes; Mayor McDonough – yes.

**6 Walnut Street (Block 2400, Lot 200):** On Hold (looking into grants for a town green center and to demolish the house and cap the well). Mr. Urfer motioned to support holding this property for the time being., seconded by Mr. Kruk. Motion carried followed by a roll call vote.

Roll call: Mr. Urfer – yes; Mr. Kruk – yes; Mayor McDonough – yes.

**8 Beaver Road (Block 2700, Lot 200):** Only bid received was from Walsh who bid \$510.00; awarded to Walsh.

Mr. Urfer motioned to accept Walsh's bid of \$500.00, seconded by Mr. Kruk. Motion carried followed by a roll call vote.

Roll call: Mr. Urfer – yes; Mr. Kruk – yes; Mayor McDonough – yes.

**RESOLUTION 2018-62:**

Motion was made by Mr. Urfer, seconded by Mr. Kruk and carried to adopt Resolution 2018-62.

**RESOLUTION 2018-62  
GRANTING APPROVAL OF PURCHASE OF A DEVELOPMENT  
EASEMENT ON THE LABARRE FAMILY LIMITED PARTNERSHIP FARM  
BLOCK 64, LOT 1 IN KNOWLTON TOWNSHIP AND BLOCK 600, LOT 2300 IN HOPE TOWNSHIP  
CONSISTING OF APPROXIMATELY 100.734 ACRES**

**WHEREAS,** the Warren County Agriculture Development Board has determined that the property known as the LaBarre Family Limited Partnership farm, owned by George James, Brenda James, George James III, and Wendy James located on Block 64 Lot 1, Knowlton Township and Block 600 Lot 2300, Hope Township, consisting of approximately 100.734 (+3%) acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

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

**WHEREAS**, pursuant to N.J.A.C. 2:76-17.9A(b) on February 27, 2018, 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 September 27, 2018 the State Agricultural Development Committee has certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,200 per acre based on zoning and environmental regulations in place as of the current valuation date of May 11, 2018 with an estimated total value of \$322,348.80; and

**WHEREAS**, pursuant to N.J.A.C. 2:76-17.12, the Owners accepted the County's offer of \$3,200 per acre for the development easement for the Property; 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 purchase of the development easement on the property would encourage the survivability of production agriculture in Hope and Knowlton Townships and Warren County, and said property falls within a predetermined County Agricultural Development Area and is in the North Project Area and property is partially located in the Highlands Planning Area; and

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

**WHEREAS**, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee and the SADC is expected to grant final approval for funding amount on said application at its January 24, 2019 meeting; and

**WHEREAS**, pursuant to N.J.A.C. 2:76-17.13 on November 15, 2018, 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 Knowlton Townships as follows: SADC \$233,702.88, Warren County \$88,645.92; and

**WHEREAS**, the WCADB approval will include the following conditions:

- a. One barn and one shed existing structures on premises
- b. No existing agriculture labor housing on premises
- c. Exceptions
  - 1) One non-severable exception of 5 acres on Block 600 Lot 2300, Hope Township for future single family dwelling and future flexibility restricted to one single family residential unit
  - 2) One Non-Severable exception of .4 acres of Block 64 Lot 1, Knowlton Township near pond for all camping related uses such as fishing, parking and picnicking that is leased to Triple Brook Camping
  - 3) One Severable exception of 3.70 acres on Block 64 Lot 1, Knowlton Township around pond for camping related uses such as access, fishing, boating, parking and picnicking that is leased to Triple Brook Camping
- d. No Residual Dwelling Site Opportunities (RDSO's)
- e. No preexisting non-agricultural uses on premises
- f. Access easements
  - 1) To be determined by title search
- g. No proposed trails
- h. SADC funding from Base grant, competitive round or both

- i. 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 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.**

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

**I hereby certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Hope on the November 28, 2018.**

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**Judith M. Fisher, RMC**  
**Township Clerk**

**Old Business:**

Verizon Nodes: No change in status.

Benbrook & Stevens: Easement at the Distillery – no change. Issue going on with ultra-light system due to overheating of the water when it's not in use. Letter being sent to Benbrook & Stevens alerting them of the Township's monetary limit.

**New Business: NONE**

**Discussion:**

Year End Meeting: 12/26/18 at 4 p.m. Kathleen will be alerted so end of year bills can be paid.

Reorganization Meeting: 1/3/2019 at 7 p.m. – Community Center. Kids will be in attendance for recognition.

Snowplowing/Stand-by Drivers – ad posted at P.O., Hope Market, on bulletin boards. Jeff Skow will be interviewed.

DPW Part-time/Full-time Employee: received a rundown from CFO about what we monies are spent yearly. Mr. Kruk asked for a written inventor of equipment at DPW garage.

Tax Lien Sales Certificates - discussion took place about sale of Silver Lake bottom. Clerk to send letter to Bob Berry re: Block 4000, Lot 5200 for informational purposes. 47.62 acres. Ascertain if he has any survey information or knowledge on this. 3 Ridgeway – half an acre and Jenny Jump Property Owners (Township committee to work on this.) 6 Sandy Lane – Need to foreclose (in rem) on these first before we can sell them. Terry will meet with Steve Lance and Rich Motyka regarding values.

Snowplow Bids – no specs were written up as of yet. The one bid we received wasn't opened yet since there are no specs in place.

**Public Participation:**

Mr. Pavese expressed his concerns regarding the town's interest in making the area next to his house a public area.

Mayor McDonough attended a meeting on consolidation and shared services. 90% of meeting was on school consolidation – that is the main goal.

Christmas trees will be ready for tree lighting.

Monica – had a question and problem with energy bill she received. Mayor McDonough will be looking into it.

Calendars – 250 being ordered. Monica needs help with obtaining pictures for it. Terry motioned to spend up to \$1500 for printing; Mr. Kruk seconded. Roll Call: Mr. Urfer – yes; Mr. Kruk – yes; Mayor McDonough – yes.

South Locust Lake Road – question was asked on speed bump cost so one could be installed on Shiloh. The Township Committee decided not to go that route on Shiloh.

Terry – questioned progress of getting things on Muni-Bid and asked that things get put on their asap.

100 Union Brick Road – metal stakes were put back in the right-of-way. Don stated that the mirrors of his truck hit these posts when he drove the road. Mayor McDonough asked Don to give all information to Judy so that M. Selvaggi can send a letter to the resident.

Right to Know – we were inspected for first time in 17 years. Don needs to label things in the yard (i.e., salt shed, etc.) and we need to get the SDS Sheets together.

Mailboxes that were knocked down/fell down – Don stated that he took pictures of the mailboxes as they were rotted off, not taken down due to a snowplow hitting them.

Seeing there was no other business for tonight, this meeting of the Hope Township Committee was adjourned at 8:24 p.m. on a motion made by Mr. Urfer, seconded by Mr. Kruk. Motion carried.

Respectfully submitted,

Judith M. Fisher RMC  
Municipal Clerk