

**MINUTES OF THE REGULAR MEETING OF THE ALLAMUCHY TOWNSHIP COUNCIL HELD JANUARY 26, 2017 AT 6:00 P.M.**

1. The meeting was called to order at 6:03 P.M. by Mayor DeTombeur.
2. At this time, the Pledge of Allegiance and a moment of silence was held.
3. Mayor DeTombeur advised that this meeting was held in accordance with the Open Public Meetings Act as prescribed by State Statute.
4. **PRESENT:** Mayor DeTombeur, Councilman Koppel, Councilman Lomonaco, Councilman Ochwat and Councilman Quinoa.

5. **APPROVAL OF MINUTES:**

- a. Regular Meeting - 12/14/2016 as submitted.

Motion by Councilman Ochwat, seconded by Councilman Koppel, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat and Mayor DeTombeur; **ABSTAIN** -Councilman Quinoa.

- b. Special Meeting - 12/27/2016 as submitted.

Motion by Councilman Koppel, seconded by Councilman Lomonaco, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco and Mayor DeTombeur; **ABSTAIN** -Councilman Ochwat and Councilman Quinoa.

6. At this time, Kathryn Windsor from Tilson Technology who is representing Verizon Wireless, was present to discuss with the Township Council Verizon Wireless' request for consent from the Allamuchy Township Council to utilize the public rights-of-way for small network nodes.

Ms. Windsor stated that Verizon Wireless is working with all the municipalities in the State of New Jersey to eliminate sector exhaust which is basically dropped calls or incomplete calls. Ms. Windsor provided an informational package to the Township Council for their review.

Councilman Ochwat questioned if these nodes would help with areas where there is no cell phone service.

Ms. Windsor advised that the nodes would help with so called "dead zones."

Councilman Quinoa recommended a presentation before the PVPOA Board of Trustees for their review and approval.

Ms. Windsor agreed to attend the next PVPOA Board meeting on February 22, 2017.

Attorney McBriar stated that since Municipal consent is required by State Statute it will be best to wait to hear from PVPOA on their approval of the installation of the nodes. If approval is received from PVPOA then an Ordinance would need to be introduced granting this approval to Verizon Wireless to install the nodes within the public rights-of-way which usually consists of telephone poles.

Further information on this request is on file in the Municipal Clerk's Office.

7. Mayor DeTombeur stated that the Baker Residential presentation is cancelled and will be rescheduled.

Attorney McBriar advised that there is information that needs to be received from the Land Use Board before the Township Council could move forward on this matter.

8. Mayor DeTombeur stated that at this time he would like to apologize to Councilman Quinoa for the damage that was caused to his name plate. Mayor DeTombeur stated that words could not express how sorry he was and a credible promise was made to go forward with the respect Councilman Quinoa deserves.

Councilman Quinoa advised that he had met with Mayor DeTombeur and it was an incredibly great meeting. It was agreed by both that it is time to move forward and do what has to be done. He thanked Mayor DeTombeur for his apology and accepted it.

9. Mayor DeTombeur stated that he would like to have Attorney McBriar address the affordable housing obligations of the municipality.

Attorney McBriar stated that the Township Council has reached a settlement agreement with the Fair Share Housing Center. The recent decision of the Supreme Court regarding the "gap" period of the years 1999 to 2015 will not affect the numbers of the settlement agreement.

Attorney McBriar stated that the Township is at an advantage by resolving this matter in such a timely manner.

10. **MAYOR'S REPORT:**

- a. Mayor DeTombeur stated that he had attended the NJ Conference of Mayors in Trenton. The topic of COAH was discussed and it will be very costly to municipalities who have not complied with COAH during this gap period. Mayor DeTombeur also stated that there is \$4,000,000,000.00 available in the Transportation Trust Fund for roads and bridges.
- b. Mayor DeTombeur stated that a request was received from the Allamuchy P.T.O. regarding a donation to the Allamuchy P.T.O. Tricky Tray.
- c. Mayor DeTombeur advised that he will have Anviro Contractors look at the wall at the Fire House to correct the drainage problem and water in the basement.

- d. Mayor DeTombeur stated that he is obtaining information to purchase laptops for the Mayor and Council so the laptops will be available on the dais.
- e. Mayor DeTombeur stated that he would like to appoint Councilman Koppel and Open Space Director Charles Fineran to the Musconetcong River Management Council.

Motion by Councilman Lomonaco, seconded by Councilman Ochwat, and approved on roll call vote: **AYES** - Councilpersons Lomonaco, Ochwat, Quinoa and Mayor DeTombeur; **ABSTAIN** - Councilman Koppel.

Councilman Ochwat questioned if the Allamuchy P.T.O. was requesting any specific monetary donation for the Tricky Tray.

Mayor DeTombeur stated that the amount being asked is \$250 - \$499.00 for a half page ad. Mayor DeTombeur suggested \$250.00 be donated. He attended the PVPOA meeting and PVPOA will be donating \$250.00.

Motion by Councilman Ochwat, seconded by Councilman Koppel, carried to donate \$250.00 to the Allamuchy P.T.O. for a half page ad in the name of the Mayor and Council. Roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

#### 7. TOWNSHIP COUNCIL REPORTS:

- a. Councilman Koppel stated that he had attended the Environmental Commission meeting on January 12, 2017. Mr. Fineran was voted in as Chairman and Mr. Powell as Vice Chairman.

Councilman Koppel stated that there are two firemen present at this meeting to discuss the purchase of the new utility vehicle.

- b. Councilman Lomonaco advised that he had nothing to report at this time.
- c. Councilman Ochwat advised that he also had nothing to report at this time.

#### 8. MUNICIPAL CLERK'S REPORT:

- a. The Municipal Clerk advised that a recommendation was received from Recreation Commission Member Candy Church regarding the hiring of a secretary for the Recreation Commission.

The Recreation Commission is recommending the appointment of Gina Tarascio to serve as secretary the commission.

Motion by Mayor DeTombeur, seconded by Councilman Ochwat, carried to appoint

Gina Tarascio as secretary beginning February 1, 2017 at a rate of \$15.00 per hour - 5 hours per month. Roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat and Mayor DeTombeur; **ABSTAIN** - Councilman Quinoa.

9. **ENGINEER'S REPORT:**

- a. Authorize Municipal Engineer to prepare bid specifications for a step-screen apparatus for the Wastewater Treatment Plan.

Motion by Councilman Koppel, seconded by Councilman Ochwat, and approved on roll call vote: : **AYES** - Councilpersons Koppel, Lomonaco, Ochwat and Mayor DeTombeur; **ABSTAIN** - Councilman Quinoa (Reason stated on the record was that he was new to the Township Council and is not familiar with the current operations of the wastewater treatment plant.)

10. **ATTORNEY'S REPORT:**

Attorney McBriar reviewed the items that have been added to the agenda such as ordinances on first reading and resolutions that he has prepared for action by the Mayor and Council.

11. **PUBLIC SESSION:**

- a. Diane Cook, Canada Goose, was present and stated that it costs Allamuchy Township \$250,000.00 to have the luxury of having the affordable units in Allamuchy Township. Ms. Cook also stated that if the \$5,000,000.00 is added in for the acquisition of these units it is definitely not affordable to Allamuchy Township.
- b. Tom Laura, Puffer Road, was present to discuss the problems with Puffer Road. There is a problem with trucks coming off of Route 517 and turning left onto Puffer Road. The trucks take out the stop sign, street sign and mailboxes. Mr. Laura presented a detailed diagram to the Township Council of the area(s) he is referring to.

Mr. Laura stated that there have been numerous accidents on Puffer Road in the past ranging from vehicles hitting a house to vehicles hitting parked cars in driveways. There are vehicles that come down Puffer Road which do not negotiate the curve at the end and ride right over the grass becoming airborne and landing on Johnsonburg Road.

Mr. Laura requested from the Township Council that consideration be given to make Puffer Road a one way street going up to Route 517. The other issue is the traffic light at the top of Old Hackettstown Road. The light is short and traffic cuts through Puffer Road or people try to beat the light.

Mr. Laura stated that the bus stop is also another issue. The bus stop is not safe and should be relocated.

Mayor DeTombeur stated that the Township Council will take Mr. Laura's comments and recommendations into consideration. This matter will be discussed with the Municipal Engineer.

- c. Lisa Strutin, Dogwood Way, stated that she wanted to thank the Mayor and Council for \$250.00 donation to the Tricky Tray. The P.T.O. could raise as much as \$20,000 for the school.

Ms. Strutin stated that she just wanted to comment on Mr. Laura's comments regarding the bus stop. The children are not allowed to walk to school as the school does not permit it.

Robert Miranda, Old Farm Drive and President of the Village of Old Farm Association, was present and stated that the issue with the Old Farm units is that the Township owns more than 10% of the units in Old Farm. The concern is the selling price of the units if the municipality goes out to auction. The residents and association of Old Farm are concerned that there will be a negative impact on the value of Old Farm units if the municipality auctions the units at a lower price.

Attorney McBriar stated that it is in the intent of the governing body to alleviate the burden of individuals trying to obtain a mortgage. Auction prices are not included as comparable sales for tax appeal purposes. The laws recognize that these sales will not become valuable in a "comp" sale.

Mr. Miranda thanked Attorney McBriar for his understanding and he thanked Mayor DeTombeur for attending the Village of Old Farm Board meeting.

Andy Kramer, Bald Eagle Drive, questioned if there was another entity that could own some of these units so the municipality does not own more than 10%.

Attorney McBriar stated that under the Local Public Contracts Law the units are municipally owned and have to be disposed of accordingly either through a bid process or auction.

Betty Schultheis, Sandpiper Drive, stated that for the past six years the Township has attempted to auction these units. She advised that no bids have ever been received and wished the Township luck with auctioning these units.

There being no further comments the public session was closed.

**12. ORDINANCES - FIRST READING:**

- a. # 2017-01 - **AN ORDINANCE OF THE TOWNSHIP OF ALLAMUCHY, COUNTY OF WARREN, AND STATE OF NEW JERSEY, REPLACING ARTICLE I OF CHAPTER 160 OF THE CODE OF THE TOWNSHIP OF ALLAMUCHY ENTITLED, "FIRE PREVENTION."**

Motion by Councilman Lomonaco, seconded by Councilman Koppel, carried to introduce Ordinance # 2017-01 on first reading. Roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

Second reading to take place on February 23, 2017.

- b. # 2017-02 - **AN ORDINANCE OF THE TOWNSHIP OF ALLAMUCHY, COUNTY OF WARREN, AND STATE OF NEW JERSEY AUTHORIZING THE SALE OF MUNICIPAL PROPERTIES NO LONGER NEEDED FOR PUBLIC USE.**

Motion by Councilman Ochwat, seconded by Councilman Koppel, carried to introduce Ordinance # 2017-02 on first reading. Roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

Second reading to take place on February 23, 2017.

- c. # 2017-03 - **AN ORDINANCE OF THE TOWNSHIP OF ALLAMUCHY PROVIDING FOR THE APPROPRIATION OF \$57,500 FOR THE PURCHASE OF A FIRE DEPARTMENT VEHICLE FROM THE GENERAL CAPITAL – RESERVE FOR FIRE EQUIPMENT.**

Motion by Councilman Lomonaco, seconded by Councilman Koppel, carried to introduce Ordinance # 2017-03 on first reading. Roll call vote: **AYES** - Councilpersons Koppel, Ochwat, Quinoa and Mayor DeTombeur; **ABSTAIN** - Councilman Lomonaco.

Second reading to take place on February 23, 2017.

### 13. RESOLUTIONS:

- a. Resolution Establishing Website Advertising Policy (**ATTACHMENT 1**).

Motion by Councilman Quinoa, seconded by Councilman Ochwat, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

Mayor DeTombeur stated that it his intention to set up an ad-hoc committee regarding this matter. If anyone is interested in serving on this committee to please contact him.

- b. Resolution Awarding Contract for Option and Ground Lease on Portion of Municipal Property Known as Block 701.02 Lot 38 (**ATTACHMENT 2**).

Motion by Councilman Quinoa, seconded by Mayor DeTombeur, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

- c. NJDOT Local Aid Application - Gibbs Road Improvement Project (**ATTACHMENT 3**).

Motion by Councilman Ochwat, seconded by Councilman Quinoa, and approved on roll vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

- d. Cancel Lien Redemption - Block 804 Lot 21 in the amount of \$5,205.80  
**(ATTACHMENT 4).**

Motion by Councilman Lomonaco, seconded by Councilman Koppel, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

**14. OTHER/NEW BUSINESS:**

- a. Approval of New Membership Application - ATVFD - Mary Ellen Babbage.  
b. Approval of New Membership Application - ATVFD - Chris Pert.  
c. Approval of Blue Light Permit - ATVFD - Mary Ellen Babbage.

Motion by Councilman Ochwat, seconded by Councilman Koppel, and approved on roll call vote: **AYES** - Councilpersons Koppel, Ochwat, Quinoa and Mayor DeTombeur; **ABSTAIN** - Councilman Lomonaco.

- d. Approval of Raffle Application - Allamuchy education Foundation - Event to be held March 31, 2017 at the Allamuchy Township Fire House - 50/50 on Premise Raffle and Tricky Tray.

Motion by Mayor DeTombeur, seconded by Councilman Quinoa, and approved on roll call vote: **AYES** - Councilpersons Koppel, Ochwat, Quinoa and Mayor DeTombeur; **ABSTAIN** - Councilman Lomonaco.

**15. APPROVAL OF BILL LIST AND ADD-ON LIST (ATTACHMENT 5).**

Councilman Quinoa requested that the bill of Tom Green, LLC be placed on the bill list for approval in the amount of \$720.00 for uniforms.

Motion by Councilman Ochwat, seconded by Councilman Koppel, carried to approve the bill list, add-on list and the add-on bill of Tom Green, LLC. Roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

**16. ADJOURNMENT - 7:19 P.M.**

There being no further business, motion by Mayor DeTombeur, seconded by Councilman Ochwat, and approved on roll call vote: **AYES** - Councilpersons Koppel, Lomonaco, Ochwat, Quinoa and Mayor DeTombeur.

Respectfully Submitted,

Anne Marie Tracy, Municipal Clerk

Keith DeTombeur, Mayor