

## MINUTES OF REGULAR MEETING OF APRIL 27, 2022

The regular meeting of the Frelinghuysen Township Committee was held in the Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Wednesday, April 27, 2022 and was called to order at 6:00 p.m. by Mayor Keith Ramos.

### SUNSHINE LAW STATEMENT:

Under the provisions of the Open Public Meetings Act, adequate notice of this meeting was provided by posting notice on the Township bulletin board and by e mailing notice to the New Jersey Herald and The Express-Times.

### ROLL CALL:

Those present were: Mayor Keith Ramos, Deputy Mayor Chris Stracco, Committeeman David Boynton, Committeeman Todd McPeek, Committeeman Robert Stock, and Municipal Clerk Donna Zilberfarb.

### PROCLAMATION:

**MAY 2022 - OLDER AMERICANS MONTH** **Whereas**, the month of May is traditionally designated Older Americans Month by the US Department of Health and Human Services; and **Whereas**, the theme for Older Americans Month 2022 is "AGE MY WAY", an opportunity for all of us to explore the many ways older adults can remain in and be involved with their communities. **Whereas**, the Township of Frelinghuysen includes countless older Americans who enrich and strengthen our community; and **Whereas**, the Township of Frelinghuysen is committed to engaging and supporting older adults, their families, and caregivers; and **Whereas**, we acknowledge the importance of taking part in activities that promote physical, mental, and emotional well-being – no matter your age; and **Whereas**, the Township of Frelinghuysen can enrich the lives of individuals of every age by:

- Promoting home- and community- based services that support independent living;
- Involving older adults in community planning, events, and other activities; and
- Providing opportunities for older adults to work, volunteer, learn, lead and mentor.

**Now therefore**, the Township Committee of the Township of Frelinghuysen does hereby proclaim May 2022 to be Older Americans Month. Residents are encourage to take time during this month to acknowledge and recognize older adults as vital members of our community. Dated this 27<sup>th</sup> day of April, 2022 Keith Ramos, Mayor Motion was made by Mr. Boynton to concur, seconded by Mr. Stock. All were in favor.

### MINUTES:

- Minutes of April 13, 2022 work session meeting were approved on a motion by Mr. Boynton, seconded by Mr. McPeek. All were in favor.

### ORDINANCES:

#### **#2022-02 ORDINANCE AMENDING SECTION 2-41 OF THE FRELINGHUYSEN TOWNSHIP CODE CONCERNING OPEN SPACE ADVISORY COMMITTEE MEMBERSHIP AND MEETINGS**

WHEREAS, Section 2-41 of the Frelinghuysen Township Code establishes the Open Space Advisory Committee and sets forth the membership criteria concerning same; and WHEREAS, it is necessary and appropriate at this time to amend those membership criteria and in order to assure the continued efficient operation of the said Committee by providing procedures for the removal of members who fail to meet those criteria; and WHEREAS, it is also necessary and appropriate at this time to amend this Section of the Frelinghuysen Township Code concerning meetings of the said Committee. NOW THEREFORE BE IT ORDAINED by the Mayor and Committee of the Township of Frelinghuysen, Warren County, and State of New Jersey, as follows: **Section I** Section 2-41.2 of the Frelinghuysen Township Code is amended by adding thereto a new Subsection (d) to read as follows: **§ 2-41.2. Membership.** d. In the event that any member or alternate member fails to attend two (2) consecutive meetings without being excused by a majority of the authorized members, the seat of that member or alternate member shall be deemed vacant effective immediately. **Section II** Section 2-41.5 of the Frelinghuysen Township Code is amended to read as follows (additions are underlined, deletions are stricken through): **§ 2-41.5. Meetings.** The Advisory Committee shall hold public meetings in accordance with the Open Public Meetings Act. A total of ~~six (6)~~ four (4) meetings shall be held per year, on ~~alternate months~~ a quarterly basis, provided that special meetings may be held as necessary and according to law. **Section III** 1. All ordinances or parts of ordinances inconsistent herewith are repealed to the extent of such inconsistency. 2. If any word, phrase, clause, section or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect. 3.

This ordinance shall take effect immediately upon final passage and publication as required by law. ATTEST: TOWNSHIP OF FRELINGHUYSEN DONNA ZILBERFARB, Clerk KEITH RAMOS, Mayor **NOTICE** Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Frelinghuysen Township Committee held on February 16, 2022 and will be considered for final reading and adoption at the meeting of the Frelinghuysen Township Committee to be held on March 16, 2022 at the Municipal Building, 210 Main Street, Johnsonburg, New Jersey at which time and place all interested parties may appear for or against the passage of said Ordinance. Motion was made by Mr. McPeek to open for first reading for introduction,

seconded by Mr. Boynton. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held on March 16, 2022. Due to publication issues this Ordinance was readvertised and second reading was held on April 27, 2022. Motion was made by Mr. McPeek to open for 2<sup>nd</sup> reading for adoption, seconded by Mr. Boynton. All were in favor. Motion was made by Mr. Stracco to open to the public for comment, seconded by Mr. Stock. All were in favor. Public comment: Deborah Natyzak Osadca asked what the change was and Mr. Ramos explained the meetings going from 6 per year to 4 per year and added verbiage regarding missing meetings. No other comments. Motion to close to the public was made by Mr. Stracco, seconded by Mr. McPeek. All were in favor. Motion was made by Mr. Boynton to approve for adoption, seconded by Mr. McPeek. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes.

**#2022-03 ORDINANCE AMENDING SECTION 2-40 OF THE FRELINGHUYSEN TOWNSHIP CODE CONCERNING FARMLAND PRESERVATION ADVISORY COMMITTEE MEMBERSHIP AND MEETINGS**

WHEREAS, Section 2-40 of the Frelinghuysen Township Code establishes the Farmland Preservation Advisory Committee and sets forth the membership criteria concerning same; and WHEREAS, it is necessary and appropriate at this time to amend those membership criteria and in order to assure the continued efficient operation of the said Committee by providing procedures for the removal of members who fail to meet those criteria; and WHEREAS, it is also necessary and appropriate at this time to amend this Section of the Frelinghuysen Township Code concerning meetings of the said Committee. NOW THEREFORE BE IT ORDAINED by the Mayor and Committee of the Township of Frelinghuysen, Warren County, and State of New Jersey, as follows: **Section I** Section 2-40.2 of the Frelinghuysen Township Code is amended by adding thereto a new Subsection (d) to read as follows: **§ 2-40.2. Membership.** d. In the event that any member or alternate member fails to attend two (2) consecutive meetings without being excused by a majority of the authorized members, the seat of that member or alternate member shall be deemed vacant effective immediately.

**Section II** Section 2-40.5 of the Frelinghuysen Township Code is amended to read as follows (additions are underlined, deletions are stricken through): **§ 2-40.5. Meetings.** The Advisory Committee shall hold public meetings in accordance with the Open Public Meetings Act. A total of ~~six (6)~~ four (4) meetings shall be held per year, on ~~alternate months~~ a quarterly basis, provided that special meetings may be held as necessary and according to law. **Section III** 1. All ordinances or parts of ordinances inconsistent herewith are repealed to the extent of such inconsistency. 2. If any word, phrase, clause, section or provision of this ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section, or provision shall be severable from the balance of the ordinance and the remainder of the ordinance shall remain in full force and effect. 3. This ordinance shall take effect immediately upon final passage and publication as required by law. ATTEST: TOWNSHIP OF FRELINGHUYSEN DONNA ZILBERFARB, Clerk KEITH RAMOS, Mayor

**NOTICE** Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Frelinghuysen Township Committee held on February 16, 2022 and will be considered for final reading and adoption at the meeting of the Frelinghuysen Township Committee to be held on March 16, 2022 at the Municipal Building, 210 Main Street, Johnsonburg, New Jersey at which time and place all interested parties may appear for or against the passage of said Ordinance. Motion was made by Mr. Boynton to open for first reading for introduction, seconded by Mr. Stock. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held on March 16, 2022. . Due to publication issues this Ordinance was readvertised and second reading was held on April 27, 2022. Motion was made by Mr. McPeek to open for 2<sup>nd</sup> reading for adoption, seconded by Mr. Boynton. All were in favor. Motion was made by Mr. Boynton to open to the public for comment, seconded by Mr. Stock. All were in favor. There were no public comments. Motion to close to the public was made by Mr. Stracco, seconded by Mr. Boynton. All were in favor. Motion was made by Mr. McPeek to approve for adoption, seconded by Mr. Stock. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes.

**#2022-04 ORDINANCE OF THE TOWNSHIP OF FRELINGHUYSEN, COUNTY OF WARREN, STATE OF NEW JERSEY REPEALING ORDINANCE NO. 2021-16 CONCERNING OPTION TO LEASE AGREEMENT FOR ELECTRICITY SOLAR FACILITY AT PROPERTY KNOWN BLOCK 201, LOT 31.01** WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-14 authorizes the lease by a municipality of any real property, capital improvements or personal property or interests therein not needed for public use to the highest bidder by open public sale at auction, or by submission of sealed bids after the required newspaper advertisements; and **WHEREAS, the Township of Frelinghuysen** is the owner of certain real property located at Block 201, Lot 31.01 on the Frelinghuysen Township Tax Map, a/k/a 720 State Highway 94 (the "Property"); and WHEREAS, on December 15, 2021, the Township Committee adopted Ordinance No. 2021-16 pursuant to the above, authorizing an Option to Lease Agreement with SunPower Corporation/SunPower DevCo, LLC ("SunPower") for an electrical solar facility at the Property; and WHEREAS, thereafter, SunPower requested modifications to the said Option to Lease Agreement, the terms of which are not acceptable to the Township Committee, and the Township Attorney has notified SunPower that these modifications are unacceptable, and that the Township will not proceed with an agreement that includes those modifications; and WHEREAS, as a result of same, and in order to confirm the termination of the said Option to Lease Agreement, it is necessary and appropriate at this time to repeal Ordinance No. 2021-16. NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey, that: 1. Ordinance No. 2021-16, adopted by the Mayor and Committee of the Township

of Frelinghuysen on December 15, 2021, be and the same is hereby repealed. 2. The Township Attorney is directed to transmit a copy of this Ordinance to SunPower following adoption hereof. 3. This ordinance shall take effect immediately upon final passage and publication as required by law.

ATTEST: TOWNSHIP OF FRELINGHUYSEN

DONNA ZILBERFARB, Clerk KEITH RAMOS, Mayor NOTICE Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Frelinghuysen Township Committee held on February 16, 2022 and will be considered for final reading and adoption at the meeting of the Frelinghuysen Township Committee to be held on March 16, 2022 at the Municipal Building, 210 Main Street, Johnsonburg, New Jersey at which time and place all interested parties may appear for or against the passage of said Ordinance. Motion was made by Mr. Boynton to open for first reading for introduction, seconded by Mr. McPeek. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held on March 16, 2022. Due to publication issues this Ordinance was readvertised and second reading was held on April 27, 2022. Motion was made by Mr. Stracco to open for 2<sup>nd</sup> reading for adoption, seconded by Mr. Boynton. All were in favor. Motion was made by Mr. Boynton to open to the public for comment, seconded by Mr. Stock. All were in favor. Public comment: Loren Greco asked where the property was and Mr. Ramos stated on Route 94. Motion to close to the public was made by Mr. Stracco, seconded by Mr. McPeek. All were in favor. Motion was made by Mr. McPeek to approve for adoption, seconded by Mr. Boynton. Roll call vote: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes.

**BUDGET:**

**#2022-44 TOWNSHIP OF FRELINGHUYSEN COUNTY OF WARREN STATE OF NEW JERSEY RESOLUTION-#2022-44 WHEREAS**, the Township of Frelinghuysen is holding a meeting on April 27, 2022, for the purpose of introducing the 2022 Municipal Budget and conducting other matters; and, **NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Frelinghuysen, Warren County, New Jersey, that the Township of Frelinghuysen hereby petitions the Director of the Division of Local Government Services that the 2022 Local Municipal Budget be introduced and approved on April 27, 2022.

**2022 FRELINGHUYSEN TOWNSHIP MUNICIPAL BUDGET**

Surplus anticipated general revenues	\$ 550,000.00
Total Miscellaneous revenue	478,532.00
Receipts from Delinquent Taxes	130,000.00
Local Property Taxes	<u>868,471.00</u>
Total General Revenues	<u>\$2,027,003.00</u>

Salaries and Wages	\$ 433,582.00
Other Expenses	557,318.00
Capital Improvements	254,200.00
Debt Service	286,637.00
Statutory Expenses	37,000.00
Reserve for Delinquent Taxes	<u>458,266.00</u>
Total 2022 Municipal Budget	<u>\$2,027,003.00</u>
2022 Municipal Tax Rate	\$0.2987

Motion: Mr. Boynton Second: Mr. Stock Committee Polled: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes It is hereby certified that this is a true and accurate copy of a Resolution adopted by the governing body of the Township of Frelinghuysen at a regular meeting held at the Municipal Building on April 27, 2022. Witness my hand and the SEAL of the Township of Frelinghuysen. Donna Zilberfarb, Municipal Clerk Second reading will be held on June 15, 2022.

**RESOLUTIONS:**

**#2022-40 – Held to June 15<sup>th</sup> meeting**

**#2022-41 TOWNSHIP OF FRELINGHUYSEN COUNTY OF WARREN STATE OF NEW JERSEY WHEREAS**, under provisions of N.J.S.A.40A:4-5, a municipality shall introduce the Local Municipal Budget no later than March 30 of the fiscal year; and, **WHEREAS**, the Township of Frelinghuysen has delayed the introduction of the 2022 Municipal Budget past the statutory deadline: and, **NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Frelinghuysen, Warren County, New Jersey, that the Township of Frelinghuysen hereby petitions the Director of the Division of Local Government Services to allow a delayed introduction of the 2022 Frelinghuysen Township Municipal Budget; and, **BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be forwarded to the Director of the Division of Local Government Services, 101 South Broad Street, P.O. Box 803, Trenton, New Jersey 08625-0803. Motion: Mr. McPeek Second: Mr. Boynton Committee Polled: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes Date: April 27, 2022 I, Donna Zilberfarb, Municipal Clerk of the Township of Frelinghuysen, hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Frelinghuysen Township Committee at the business meeting held on April 27, 2022. Witness my hand and the SEAL of the Township of Frelinghuysen. Donna Zilberfarb, Municipal Clerk

**#2022-42 TOWNSHIP OF FRELINGHUYSEN COUNTY OF WARREN STATE OF NEW JERSEY** WHEREAS, the 2022 Local Municipal Budget was introduced on the 27th

day of April, 2022; and, WHEREAS, during the fiscal year 2022 the Township of Frelinghuysen has been allocated a state grant for various programs in the amount of \$136,700.00. NOW, THEREFORE BE IT RESOLVED, that petition be made herewith to the Director of the Division of Local Government Services that the 2022 Local Municipal Budget include a special item of revenue under the heading of **"Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services-Public and Private Revenues Offset with Appropriations:"**

**NJ DOT Grant-Camp Wasigan Road**                                 **\$ 136,700.00**  
**Total**   **\$ 136,700.00**

Motion: Mr. McPeek Second: Mr. Boynton Committee Polled: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes I, Donna Zilberfarb, Municipal Clerk of the Township of Frelinghuysen, hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Frelinghuysen Township Committee at the business meeting held on April 27, 2022. Witness my hand and the SEAL of the Township of Frelinghuysen. Donna Zilberfarb, Municipal Clerk

**#2022-43 TOWNSHIP OF FRELINGHUYSEN COUNTY OF WARREN STATE OF NEW JERSEY**

WHEREAS, the 2022 Local Municipal Budget was introduced on the 27th day of April, 2022; and, WHEREAS, during the fiscal year 2022 the Township of Frelinghuysen will receive revenue for various other special items in the amount of \$19,000.00. NOW, THEREFORE BE IT RESOLVED, that petition be made herewith to the Director of the Division of Local Government Services that the 2022 Local Municipal Budget include a special item of revenue under the heading of **"Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services-Other Special Items:**

**General Capital Fund Balance**   **\$ 19,000.00**  
   **\$ 19,000.00**

Motion: Mr. McPeek Second: Mr. Boynton Committee Polled: Mr. Boynton-yes; Mr. McPeek-yes; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes I, Donna Zilberfarb, Municipal Clerk of the Township of Frelinghuysen, hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Frelinghuysen Township Committee at the business meeting held on April 27, 2022. Witness my hand and the SEAL of the Township of Frelinghuysen. Donna Zilberfarb, Municipal Clerk

**#2022-45 TEMPORARY APPROPRIATIONS FOR OPERATING PURPOSES** WHEREAS, the 2022 Temporary Budget of the Township Committee of Frelinghuysen Township, as adopted January 1<sup>st</sup>, 2021, appropriated sufficient funds to cover the Town’s financial obligations for the first three months of the calendar year, and **WHEREAS**, due to a revision in the State budget calendar the 2022 budget will not be adopted by May 31, 2022; **NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Frelinghuysen Township, that the temporary budget be extended and that the appropriations be increased by one twelfth of appropriations made for all purposes in the budget for the year 2021 excluding appropriations made for debt service, capital improvement fund and public assistance in the amount of \$119,184. **CERTIFICATION I** hereby certify that the above is a true and correct copy of a resolution adopted by the Governing Body of the Township of Frelinghuysen at a meeting held on April 27, 2022. Donna Zilberfarb, RMC

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Boynton			X			
Mr. McPeek	X		X			
Mr. Ramos			X			
Mr. Stock		X	X			
Mr. Stracco			X			

**#2022-46 RESOLUTION APPROVING PAYMENT OF BILLS FOR THE MONTH OF APRIL 2022** WHEREAS, the Finance Committee of the Township of Frelinghuysen have reviewed the bills submitted by the Municipal Clerk to the Frelinghuysen Township Committee for the MONTH OF APRIL 2022; and WHEREAS, the Finance Committee find the bills to be in order and recommend to the Township Committee that they be paid by the Chief Finance Officer. NOW, THEREFORE BE IT RESOLVED, by the Frelinghuysen Township Committee that all bills submitted for the above named date are reasonable and proper and are to be paid from their appropriate account. Donna M. Zilberfarb, Municipal Clerk

	<b>MOTION</b>	<b>SECOND</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Mr. Boynton		X	X			
Mr. McPeek			X			
Mr. Ramos			X			
Mr. Stock			X			
Mr. Stracco	X		X			

**#2022-47 SETTING EXECUTIVE SESSION** WHEREAS, it is necessary to discuss items dealing with contract negotiations, attorney client privilege, and pending litigation. WHEREAS, under the Open Public Meetings Act (number 7 of the permitted exceptions to the requirements that a public body hold its meetings in public) it is permissible that such matters be discussed in executive or private session. NOW, THEREFORE BE IT RESOLVED, on April 27, 2022 that the Township Committee of the Township of Frelinghuysen will adjourn to private or executive session to discuss the above mentioned and results or portions of that discussion will be made known in reasonable length of time. Donna M. Zilberfarb, RMC

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Mr. Boynton	x		x			
Mr. McPeek		x	x			
Mr. Ramos			x			
Mr. Stock			x			
Mr. Stracco			x			

**OLD BUSINESS:**

- Paul Sterbenz, Colliers Engineering, updated the committee on various engineering projects.
  - He advised that the stormwater permit report has been completed and sent to the state.
  - All conditions have been addressed on the salt shed and stated that the check could be released and let the committee know that there will be more invoices after April.
  - He discussed the 3<sup>rd</sup> phase of Greendell Road and that the award was \$125,000 and have 2 years to award the contract (from 11/2021). He let the committee know that there is approximately 6500 feet remaining to be paved and that phase 3 will cover about 3500 feet.
  - He explained that the guiderail work has been completed for phase 2. He discussed South State coming and putting the berm in and to hold check until that is completed. Once that is completed the check will be released and the project will be closed out. Mr. Ramos asked for a timeline rather than leaving open ended.
  - He discussed the 2023 grant application deadline approaching for July 1<sup>st</sup>. Mr. Ramos asked for more specifics for funding and Mr. Sterbenz explained a connector road, heavier traffic, public facilities on them or reconstruction of a road. Mr. Ramos is currently working on ranking roads and will look at worst.
  - Mr. Sterbenz discussed the \$136,700 that has been awarded for Camp Wasigan Road and that it is ready to go. Award at next meeting.

**NEW BUSINESS:**

- Scott Durlenster, Captain Blairstown Ambulance Corps and Lori Koonz, Assistant, gave update on the squad and how covid hurt everyone. They stated it is hard to find anyone to come in and work and came to the meeting to ask for help and support in recruiting members. He explained that they have missed about 50% of calls and mutual aid is about 12-15 miles away. They are having a hard time staffing ambulances and day crews have been the hardest that have been hit but are slowing coming back. He will send an email to Keith for website to recruit more Emergency Medical Responders. Mr. Ramos introduced Christian Ventura, OEM deputy and ems. Mr. Ventura explained he also is an emt and they are suffering at his squad and that he is an instructor and running 3 ambulances with no mutual aid and some are waiting up to an hour. Mr. Durlenster explained the size of Warren County being 362 square miles and Blairstown covers approximately 200 miles and cover Route 80 as well. Mr. Ramos explained that Mr. Ventura will be doing CPR at Founders Day and offered to have a tent area set up for Blairstown. Mr. Stock asked what is expected for anyone volunteering and Mr. Durlenster explained 6-12 hour shifts and that they will take whatever hours anyone can commit to. Mr. Ramos explained that the township will help in any way and will send Mr. Durlenster information on Founders Day.
- Contract for concrete work in the Morton building was awarded on a motion by Mr. Mcpeek to Swentzel Masons Inc, for \$15,400.00 seconded by Mr. Stock. All were in favor.
- Appointment of the Construction Official and Building inspector was made on a motion by Mr. McPeek to appoint Paul Black at \$27,000 per year effective May 1<sup>st</sup>, seconded by Mr. Boynton. All were in favor.
- The resignation of Joe Nemeth, DPW, was accepted with regrets on a motion by Mr. Boynton, seconded by Mr. Stock. All were in favor.
- Motion was made by Mr. McPeek to appoint a laborer part time, as needed, to Jamie DePuy at \$20.00 per hour effective April 28th, seconded by Mr. Boynton. All were in favor.

**DEPARTMENT REPORTS: \*1-15**

Motion was made by Mr. Stock for a consent agenda for department reports 1-15, seconded by Mr. Boynton. All were in favor.

**OPEN MEETING TO THE PUBLIC:**

Motion was made by Mr. Boynton, seconded by Mr. McPeek limiting it to 20 minutes to open meeting to the public. All were in favor. Spoke were:

- Debra Natyzak Osadca, Old Stage Road, asked what happened to Dick O'Connor and Mr. Ramos explained that he retired effective May 1<sup>st</sup>.
- Todd Pantuso, Alpha Boro, introduced himself and let everyone know that he will be running for Sheriff.
- Jerry Walker, State Park Road, discussed living in area since 1968 and spoke about the disruption being caused by dozens and dozens of dump trucks at the recently purchased 140 State Park Road property. He explained that the new owners have been chipping away at the ledge which is contiguous with route 80 and his property, and that they start working at 6 am. They are cutting trees and route 80 can now be seen. He asked about a rumor of the DEP

siting contaminated soils and asked if it is contaminated soils if anyone has contacted the new owners. He explained that he is here to find out what is going on at that property. Mr. Ramos explained that he has been made aware of this issue about a month ago and has reached out to the zoning officer. He explained that the DEP has been out to the site and that samples have been taken and are waiting for results. Mr. Ramos explained that the County and State had been out and that there is a stop and desist pending investigation. He apologized to the group and assured them that the town is very serious about this issue and that the zoning officer has been very diligent regarding this matter. He suggested putting something together on quality of life with do's and don'ts for new residents coming into the township.

- Emily Peterson, State Park Road, asked if this property is zoned for farming or commercial. Chris Stracco stated the property was in the AR zone.
- John Gesuale, State Park Road, discussed playing football with his grandchildren and that a horrible mishap could occur if the ball went into the road with the trucks coming through. He also discussed the condition of the road from Shiloh road to that property and how bad it is. Mr. Ramos understands and explained that unfortunately this can be frustrating. Mr. Gesuale also asked if they can have tandems and work on them on the property. Mr. Stracco again stated they are in an AR zone and Mr. Ramos explained that they will need to be in compliance.
- Charlotte Sliver, State Park Road, asked if the contaminated soil would be removed. John Sliver also stated that it looks like a large parking lot is being made. Mr. Ramos explained that if there is contaminated soils, it all must be removed. He advised that wetlands will be addressed and that unfortunately it was going to take time but encourage the residents to come out.
- Emily Peterson explained that they removed the majority of the tree line and asked if there was anything that could be done about the noise.
- John Gesuale spoke of them rerouting a stream and Mr. Ramos stated that the DEP would handle that. Mr. Gesuale asked how long this will take. Mr. Ramos is hopeful to know something next week.
- Charlotte Sliver initially gave the benefit of doubt and realized that there are no permits. Mr. Ramos explained that he will be speaking with the zoning officer but hasn't personally spoken with the DEP. Mr. Stock suggested having the assessor look at for farmland assessment and remove if needed.
- John Sliver discussed disturbing the peace with the noise of dump trucks dumping, hammering and all that noise resonates through the valley. Mrs. Sliver also discussed several open fires and knows of at least 2 incidences. Mr. Boynton explained that this area used to be called Shiloh and asked if historic. Ms. Natyzak said that no it wasn't historic as it has never been documented. Ms. Natyzak also stated that for the open burns to call 911 because you must have a permit for it.
- Emily Peterson asked if they needed to come back to the next meeting and Mr. Ramos let the residents know that will get the information expedited and completed as quickly as possible. The residents thanked the committee.
- Debra Natyzak Osadca asked who Ingelesia on the bills list was and it was stated they were the special counsel and Dan Kohuth, Greendell Road, asked that it wasn't covered under the retainer and Mr. Ramos explained that they are special counsel not our regular attorneys so it would not be covered under the retainer.

Motion was made by Mr. Stracco, seconded by Mr. McPeek to close to the public. All were in favor.

#### **EXECUTIVE SESSION:**

Motion was made by Mr. Stracco to enter into executive session, seconded by Mr. McPeek. All were in favor.

No action was taken.

Motion was made by Mr. Stracco to exit executive session, seconded by Mr. Boynton. All were in favor.

#### **RETURN TO REGULAR MEETING:**

Mr. Ramos explained that executive session was conducted for matters of pending litigation and attorney client privilege.

#### **CORRESPONDENCE**

- State of New Jersey, DOT – Greendell road improvements project
- State of New Jersey, DOT – Maintenance Roadway contract N110, DP 23401
- State of New Jersey, DEP – Suspected Hazardous substance discharge notification NJDEP case number: 22-04-07-0959-02
- State of New Jersey, SADC – State Agriculture Development committee Annual Report FY2020 & FY 2021 (copy in Clerk's office, also given to Farmland Preservation Committee)
- Warren County Department of Land Preservation – 2022 Grant Application for Warren County Municipal and Charitable Conservancy Trust Fund MCCTFC (copy to Farmland Preservation Committee)
- Warren County Division of Cultural & Heritage Affairs – Application packet

- Warren County Economic Development Committee – Land Use Board application (emailed to committee members and land use board)
- Warren County Planning Department – Public hearing on Warren County Transportation Plan (Copy in Clerk's office)
- Township of Blirstown – Resolution to support designation of Delaware Water Gap as a National Park.
- Hope Township – Ordinance 2022-03 affordable housing requirements and regulations subsection C
- Green Township – Fire protection services
- Green Township – Fire protection services
- MEL Joint insurance fund – annual report
- Norris mcLaughlin PA – applicatioin CSC TKR, LLC docket no. CE22020109
- Letter from resident – Delaware Water Gap National Park delegation
- Blirstown Hose Company – March monthly

**ADJOURNMENT:**

There being no further business, motion was made by Mr. McPeek, seconded by Mr. Stock to adjourn the meeting at 8:07 p.m. All were in favor.

Respectfully Submitted,

Donna Zilberfarb, RMC