

**TOWNSHIP OF BLAIRSTOWN
WORKSHOP MEETING
Wednesday, February 27, 2019, 7:30 PM**

MINUTES

Regular meeting begins at 7:30 pm or immediately following Closed Session, whichever comes last.

OPENING; ROLL CALL

The meeting was called to order by Mayor Lance. Those present were Mr. Moorhead, Mr. Sikkes, Mrs. Van Valkenburg, and Mayor Lance. Mrs. Waldron was absent. Also present were Township Clerk, Linda Leidner.

The **FLAG SALUTE** was conducted.

SUNSHINE STATEMENT

Notice of this meeting has been sent to two newspapers of general circulation in which notice was given of the date, time, place and general agenda in accordance with the Open Public Meetings Act. This agenda is subject to change by order of the Blairstown Township Committee before and/or during this scheduled meeting.

Resolution NO.2019-038 – AUTHORIZING EXECUTIVE SESSION – NOT NEEDED

Relief Association Transfer - Robert M. Slater has served as a fireman in Blairstown for a number of years. He was originally a fireman in Point Pleasant, NJ. He is requesting to transfer his Relief Association Membership from Point Pleasant to Blairstown. According to Fire Chief, Calvin Inscho, State regulations require Blairstown Township to approve the transfer. There is no cost to the Township of Blairstown.

Mr. Sikkes made a motion to accept Robert M. Slater of Birch Road, Columbia as a member of Blairstown Hose Company #1 for the purposes of transfer of his Relief Association Membership to Blairstown, which was seconded by Mr. Moorhead.

Roll Call Vote: Aye – Moorhead, Sikkes, Van Valkenburg, Lance.

Absent - Waldron

All ayes – Motion carried

OLD BUSINESS

Walnut Valley Firehouse Remediation

Sandra Milward and Melany Vayda from GeoWorx were in attendance to discuss their findings regarding the Walnut Valley Firehouse remediation. A copy of the report from the inspection was provided to Committee Members. The tanks that held #2 heating oil were removed in 2009 due to leakage. Whitman was hired as the LSRP of record to perform remedial investigation. At that time Eleven (11) potable well samples were taken, including the firehouse, which all came back fine. There was an area around the tanks where soil was contaminated.

GeoWorx was then hired to review Whitman's findings whereupon they found some inconsistencies that made it difficult to gauge the amount of soil that needed to be removed. A soil sampling was then performed in December 2018 which produced findings that an area of 82'x82'x14' deep is contaminated

by the heating oil. It was found that the contamination does go over into the neighboring property by several feet. There is some migration toward the stream, as well as toward the firehouse and the neighboring property.

GeoWorx recommends sampling the neighboring well as well as the firehouse if remediation is not going to take place immediately. Mrs. Van Valkenburg stated that testing was done in summer of 2018 of Walnut Valley field and the results were unremarkable.

Mrs. Van Valkenburg said that the purpose in hiring GeoWorx is to get an idea of cost for and timeframe of remediation of the situation. GeoWorx explained that much of the cost depends on how much can be done in a day. A conservative cost would be between \$400k-\$500k. The only area that would be encroached upon would be the parking lot, which would need to be re-paved.

Mr. Sikkes commented that Walnut Valley is an athletic field that frequently used and so the timing of the remediation must be taken into account. We could not hold any athletic events during the remediation.

GeoWorx said that we may be able to get some relief from the Hazardous Site Remediation Discharge Fund. They have grants and low-interest loans available to public entities. GeoWorx can help with the application of these loans.

Mr. Sikkes asked if the proposal is based on prevailing wage. GeoWorx said that was considered.

It was explained that if the Township wishes to hire GeoWorx as the LSRP of record, they need to get Whitman to release themselves, then GeoWorx needs to be retained on the NJDEP portal. A well search is due again in April which requires submission of relevant paperwork to the DEP. From there a bid package can be put together with the Township Committee and Engineer which focuses on items such as bathroom use and electrical usage, for example. A DEP permit would need to be submitted to de-water. It would take several weeks to put together the request but it could take up to 6 months to receive a response from the DEP. The funds can be acquired prior to work or it can be done as a reimbursement. The longer we wait to do this project, the more it will cost later.

Discussion – French & Parrello Paulina Dam Inspection Proposal

Township Engineer, Ted Rodman, stated that Township Attorney, Dawn Sullivan, recommended some changes to the contract. These changes were made by French & Parrello. Mayor Lance asked when he is supposed to sign the contract. It was determined that he would sign one the Township Attorney reviewed the new contract and gave her approval. The cost of the work to be performed is \$3,600.00.

Route 94 Construction:

Ted Rodman communicated that the State has announced they are going to implement a new traffic pattern to accommodate the construction on the Rt. 94 Bridge beginning Friday, March 1.

Well #2 Update:

Mr. Rodman provided an update on the submission of documents to the DEP. Apparently, Pellow submitted a package to the DEP. The DEP said it arrived damaged so Pellow is sending another package. Mr. Rodman also noted that there seems to be a disconnect with the DEP. The DEP seems to think this well is an existing well. There is correspondence between all parties. The well is done, we are just waiting to hook it up.

Belcher Road:

Mayor Lance indicated the we need to know what the cost is going to be based upon the scope. Mr. Rodman said there is an issue with the banks on Belcher Road. These were not factored into the cost. We applied for \$177k in State Aid and only received \$145k.

Main Street:

Mr. Rodman is still working with Blair Academy on the parking area which Blair is donating to the town in the Main Street area. There will be roughly 10 spaces created.

NEW BUSINESS

RESOLUTION Appointing Adam Baker as Alternate #4 on the Land Use Board to fill an unexpired term expiring 12/31/2020.

Mrs. Van Valkenburg made a motion to appoint Adam Baker as Alternate #4 on the Land Use Board, seconded by Mr. Moorhead.

Roll Call Vote Vote: Aye – Moorhead, Sikkes, Van Valkenburg, Mayor Lance
Absent - Waldron
All ayes – Motion carried.

PUBLIC COMMENT:

Keith Stires, Jacksonburg Road – Regarding the former firehouse on Mohican Road, Mr. Stires commented that his grandfather donated the land to the Fire Department, not to the Township of Blirstown. It was built by Fire Department Members. Mr. Stires expressed that, therefore, the Fire Department is not indebted to the Township for anything. Mrs. Van Valkenburg raised the issue that the Township paid for the insurance on said building

Patricia Tanis, Doe Drive – Regarding the remediation at Walnut Valley field, Mrs. Tanis suggested that we trying a method whereby microbes are put into the water to address the issue. It might take longer but it is cheaper and just as effective. Mayor Lance stated that he is familiar with this method.

Dave Paulson, Water Street – Regarding the Main Street initiative, Mr. Paulson was wondering what the status is. Mr. Moorhead stated that he will be walking the Village area on Monday, March 4 with several other community members to assess it. He is waiting for Mrs. Waldron to return from vacation to begin developing an action plan.

Marianna Rossetti-Stires, Jacksonburg Road – Regarding the plowing of Private Roads, Mrs. Stires commented that we should not be contributing toward the plowing of private roads. Regarding the Fire Department, Mrs. Stires expressed concern that Mrs. Van Valkenburg has a vendetta against the Fire Department. Mrs. Van Valkenburg said she does not have a vendetta, but has concern when funds are being requested by the Fire Department for air packs yet they purchase a new vehicle for the Fire Chief. Mr. Bob Halberstadt interjected that the vehicle is used as a command center which is vital particularly when multiple emergency service departments are responding to a call.

Mrs. Stires added that she brought up the subject of a Fire District some time ago but nothing has been done about it. She requested that the Committee start going to other towns to get money for the Fire Department. Mrs. Van Valkenburg said that she is very much in favor of acquiring funds from other towns that are using our services.

Mr. Fred Cooke added that Fire Districts do not work because no one shows up to vote.

ADJOURNMENT

As there were no further comments from the public, Mr. Sikkes made a motion to adjourn the meeting, which was seconded by Mrs. Van Valkenburg. All members voted in favor. The meeting was adjourned at 8:34 pm.

Submitted by:

Lori Nienstedt
Deputy Clerk