

BOROUGH OF HAMPTON

REGULAR MEETING

JANUARY 4, 2021

Mayor Shaner called the Regular Meeting of the Hampton Borough Council to order at 7:25p.m. Mayor. Shaner gave the Open Public Meetings Act Statement. The notice of this meeting was advertised in the Hunterdon Democrat on December 17, 2020. This meeting immediately followed the 2021 Reorganization Meeting of the Council. The notice was posted on the public bulletin board and is on file in the Office of the Municipal Clerk.

Roll Call:	Present:	Mayor Shaner	Rob Celentano
		John Drummond	Jeff Tampier
		Carroll Swenson	Rob Wotanowski
	Absent:	Doug Rega	

The following people were also present: Matt Lyons, Borough Attorney, Alan Brower, CPWM and Kathy Olsen, CFO and Rick Allen, Hampton Fire Chief.

Motion by Cm. Drummond, second by Cm. Swenson to approve the Minutes of the December 14, 2020 meeting.

Voice Vote. Celentano abstained. All ayes, motion carried.

Comments and Questions from the Public:

Rick Allen, Fire Chief reported that in 2020 the Fire Company responded to 133 calls.

Chief Allen also noted that the siren stopped working, the motor could be extremely expensive to fix. Chief Allen requested permission to get quotes from electricians to see if it would be worth it to fix or it may be time to do away with the siren.

Chief Allen also noted that one of the antennas came down. A list of antennas has been created. Tree branches over the antennas are an issue that should be addressed.

The members of the Borough Council thanked Chief Allen and all of the members of the Fire Company for their time and commitment.

Communications:

Email request from a handicapped resident who lives at 1 E. Grand Street to have a handicapped parking spot placed in front of that residence.

Mr. Brower noted that he will meet with the engineer to see if and where a handicapped spot may be placed near this residence. Borough Attorney Lyons noted that if it is determined that there is an appropriate spot to place a handicapped parking spot an Ordinance would need to be created to authorize this request. Once the tenant moves then the ordinance would need to be changed and the spot would need to be abolished. Once Mr. Brower meets with the Borough Engineer this will be discussed further.

Copy of Resolution adopted by the Hampton Borough Planning Board – REXAMINATION REPORT OF THE MASTER PLAN”, after Public Hearing held November 30, 2020 – No discussion.

Municipal Court Report November 2020 – No Discussion.

Zoning Officer Report – 4th Quarter and Year End – No discussion.

Old Business:

Introduction of the following ordinance: **TABLED**

ORDINANCE NO. 01-2021 – ORDINANCE AUTHORIZING THE SALE OF BOROUGH OWNED PROPERTIES LOCATED AT 12 MACKENZIE ROAD, 202 ROUTE 31 NORTH AND 141 NJ ROUTE/31 BOWLBY STREET

Motion; second. Roll call.

Reports of Committees:

Cm. Swenson, Cm. Wotanowski, Cm Celentano had nothing to report.

Cm. Drummond – Deferred to Mr. Brower who gave a report about the most recent snow storm. Mr. Brower brought up the fact that something needs to be done about the parking in the Squad Lot. Residents are not moving their vehicles in a timely manner after the roads are clear. There need to be a way for us to reach the regular residents that park in the lot as well.

The Borough Council Members discussed the possibility of creating Permit Parking within an Ordinance. Borough Attorney Matt Lyons will forward a sample of an ordinance from a municipality that is similar to Hampton Borough for the members of council to review.

Cm. Drummond mentioned that other ordinances in the Code of the Borough of Hampton need to be reviewed and updated. Weight limits on certain roads is one that definitely needs updating.

Cm. Tampier reported that it was a problem that the antennas on the building are not identified. Mr. Brower also noted that one of the Christmas ornaments on the pole got rescued, the winds caused it to come loose. The ornament will be moved to another pole next year.

New Business:

Motion by Cm. Swenson, second by Cm. Wotanowski to adopt the following resolution:

**RESOLUTION NO. 30-2021
REFUND OF DUPLICATE TAX PAYMENT**

WHEREAS, the Borough of Hampton received a duplicate tax payment, which was made by the homeowner as well as her mortgagor, in the amount of \$2,303.59 on Block 6, Lot 1, and

WHEREAS, the Tax Collector has received a request for the refund from the homeowner, Jessica Collins, and

WHEREAS, the homeowner has provided a copy of both sides of the cancelled check as proof of payment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Hampton, County of Hunterdon and State of New Jersey that the Chief Financial Officer be authorized to issue a refund to Jessica Collins, 74 Main Street, Hampton, New Jersey, 08827, in the amount of \$2,303.59.

Roll call vote: Drummond, Tampier, Swenson, Wotanowski
Abstain: Celentano Absent: Rega

All ayes: Motion carried.

Mr. Hornby from the Hunterdon County Agriculture Development Board was in attendance in case there were any questions regarding the following resolution.

Motion by Cm. Drummond, second by Cm. Tampier to adopt the following resolution:

RESOLUTION 31-2021

**AMENDED FINAL COST SHARE APPROVAL
Grochowicz Farm**

WHEREAS, the County of Hunterdon may acquire a development easement in accordance with the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et. seq., the County Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1, and the regulations thereunder; and

WHEREAS, the County of Hunterdon submitted a County Planning Incentive Grant (PIG) Application in the 2017 Planting funding round to the Hunterdon County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC); and

WHEREAS, the application provided for the proposed acquisition of a development easement for the property owned by Thomas and Michelle Grochowicz, designated as Hampton Borough Block 11, Lots 1, 2, and 2.02; Glen Gardner Borough Block 1, Lot 1.01; and Bethlehem Township Block 46, Lot 2; all in the County of Hunterdon, State of New Jersey; and

WHEREAS, on July 26, 2018, the SADC certified the fair market value (CMV) of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$8,500.00 per acre on the Thomas and Michelle Grochowicz Farm designated as Hampton Borough Block 11, Lots 1, 2, and 2.02; Glen Gardner Borough Block 1, Lot 1.01; and Bethlehem Township Block 46, Lot 2 —with two dwelling opportunities consisting of: zero Residential Dwelling Site Opportunity (RDSO); zero existing dwellings in the Proposed Easement Area; one ~6-acre severable exception area for future use flexibility and no residential units in Glen Gardner; one ~1-acre non-severable exception for and limited to one future single family residential unit and one ~2-acre severable exception for and limited to one future single family residential unit in the Borough of Hampton; zero exception areas in the Township of Bethlehem; resulting in approximately 78.7 preserved acres; and

WHEREAS, on September 19, 2018, the landowner accepted the CMV of \$8,500.00 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16; and

WHEREAS, on November 18, 2020, the Borough of Hampton applied for an Open Space Grant to cover the local cost share portion of the acquisition; and

WHEREAS, an estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 78.7 acres), subject to:

- a) The actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements, and
- b) Any additional adjustments pursuant to State statute, rule, regulation, or policy;

State Agriculture Development Committee	~\$401,370.00
(\$5,100/acre; 60% of est. total cost)	
County of Hunterdon	~\$133,790.00

	(\$1,700.00/acre; 20% of est. total cost)	
Borough of Glen Gardner (~31.7 acres)	(\$1,700.00/acre; 8% of est. total cost)	~\$53,890.00
Borough of Hampton (~29.4 acres)	(\$1,700.00/acre; 7.5% of est. total cost)	~\$49,980.00
Township of Bethlehem (~17.6 acres)	(\$1,700.00/acre; 4.5% of est. total cost)	~\$29,920.00
	Total	~\$668,950.00

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Hampton gives final approval to the proposed acquisition of a development easement on the property owned by Thomas and Michelle Grochowicz, designated as Hampton Borough Block 11, Lots 1, 2, and 2.02; Glen Gardner Borough Block 1, Lot 1.01; and Bethlehem Township Block 46, Lot 2; all in the County of Hunterdon, State of New Jersey; of approximately 78.7 preserved acres pursuant to the County Planning Incentive Grant application subject to the following

The conveyance of a development easement which shall provide for the following:

- a. Exceptions: one ~6-acre severable exception area for future use flexibility and no residential units in Glen Gardner; one ~1-acre non-severable exception for and limited to one future single family residential unit and one ~2-acre severable exception for and limited to one future single family residential unit in the Borough of Hampton; zero exception areas in the Township of Bethlehem.
 - b. Dwellings: In the Borough of Hampton, one future dwelling in a non-severable exception area and one future dwelling in a severable exception area.
 - c. Agricultural Labor Housing Units: Zero
 - d. Preexisting Non-Agricultural Uses: None within the easement area.
 - e. Trail or Access Easements: Zero Existing or Proposed
1. The conveyance of a Restrictive Covenant providing for an annual mowing of the property; and
 2. The conveyance of any and all proposed County rights-of-way from the owners of the fee simple title to the property as indicated by the office of the Hunterdon County Engineer; and
 3. **The easement will be held by the County upon closing.**

A copy of this Resolution shall be forwarded to the landowner/applicant, Borough of Glen Gardner, Township of Bethlehem, County of Hunterdon, and the State Agriculture Development Committee.

Roll call vote: Drummond, Tampier, Swenson, Wotanowski
 Abstain: Celentano Absent: Rega
 All ayes: Motion carried.

Bills and Claims: Motion by Cm Tampier second by Cm Wotanowski to approve the request from the Chief Financial Officer to pay the bills on the bill list of January 4, 2021

Roll call vote: Drummond, Tampier, Swenson, Wotanowski
 Abstain: Celentano Absent: Rega
 All ayes: Motion carried.

Adjournment: Motion by Cm Swenson second by Cm Wotanowski to adjourn the Regular Meeting of the Hampton Borough Council. Voice Vote: All ayes, motion carried. The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Linda Leidner, RMC
Municipal Clerk