

**TOWNSHIP OF BLAIRSTOWN
REGULAR COMMITTEE MEETING
Wednesday, March 14, 2018, 7:00 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. Avery, Mrs. Dalton, Mrs. Van Valkenburg, Mrs. Waldron, and Mayor Lance. Also present were Township Clerk, Linda Leidner, Township Attorney Dawn Sullivan

The **FLAG SALUTE** was conducted.

SUNSHINE STATEMENT

Mayor Lance read the following 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.

Resolution No. 2018-040 AUTHORIZING EXECUTIVE SESSION – for the purpose of discussing contract negotiations and litigation.

Motion to authorize executive session was made by Mrs. Van Valkenburg and was seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Executive Session began at 7:00 p.m.

Motion to close executive session was made at 7:31 p.m. by Mrs. Waldron and was seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Regular Session began at 7:27 p.m.

RESULTS OF EXECUTIVE SESSION

Motion to discuss the results of the Executive Session held for the discussion contract negotiations/litigation was made by Mrs. Waldron and seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron Lance.

All ayes – Motion carried.

Motion to hire Harold Pellow Associates, Inc. an engineer for completion of the water well at a cost not to exceed \$54,000.00 was made by Mayor Lance and seconded by Mr. Avery

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron Lance.

All ayes – Motion carried.

PUBLIC COMMENT – up to 5 speakers, 3 minutes each

1. **Doug Pitchell** – 31 Belcher Road, Blirstown – Mr. Pitchell thanked our DPW for the cleanup work done following snow storms Riley and Quinn.
2. **Dave Benson** – 33 Dry Road, Blirstown – Mr. Benson suggested having Lambert Road cut directly back to Buchanan Road so that you would have one traffic light controlling a four-way stop. Mrs. Waldron stated that we can talk about it with the Township engineer.
3. **Kathy Habel** – 46 Cedarville Road – Mrs. Habel detailed the problems with flooding on Cedarville Road. She asked if there was some way to pump out the water. Mayor Lance replied that this problem is being discussed with OEM and the DPW for a resolution.
4. **Kendrya Close** – 82 Stillwater Road, Hardwick, the Farmer’s Market and Foodshed Alliance – Mrs. Close requested permission to use the lot for the Farmer’s Market’s 11th Season. Mrs. Van Valkenburg explained that the new well will be taking up a portion of the lot, roughly 20 feet but it will not be a problem this year.

Motion was made by Mrs. Van Valkenburg to allow the Farmer’s Market to operate on the lot providing they present a certificate of insurance. The motion was seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

PRESENTATIONS:

1. **Snow Storms Riley and Quinn** – OEM Director, Nick Mohr, Blirstown PD Captain, Scott Johnsen, DPW Head Eric Usinowicz, and Fire Chief, Calvin Inscho presented department reports and summaries on the recent snow storms that hit our area and resultant power outages.
2. **Trey Baldwin – Eagle Scout Project** – Mr. Baldwin explained that he withdrew his Eagle Scout Project as his Scout Master and Committee Chairman made it clear that it would not be approved. However, he is committed to completing the project. He will now submit as his Eagle Project a beautification project at Givens-Belet Hall.

MINUTES

Motion to approve January 10, 2018 and February 14, 2018 Regular and Executive Session meeting minutes was made by Mrs. Waldron, seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Motion to approve February 28, 2018 Regular and Executive Session meeting minutes was made by Mr. Avery, seconded by Mrs. Van Valkenburg.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Lance.

Abstain: Mrs. Waldron

All ayes – Motion carried.

ORDINANCES

ORDINANCE 2018-02 AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF BLAIRSTOWN CHAPTER 171 ARTICLE III "SNOW FROM DRIVEWAYS", SECTION 171-14 "SNOW FROM DRIVEWAYS"

Mayor Lance opened the Public Hearing for comment.

As no public comment was made, Mayor Lance closed Public Hearing.

Motion to approve Ordinance 2018-02 made by Mrs. Waldron, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

ORDINANCE NO. 2018-03 AN ORDINANCE TO AMEND CHAPTER 84 OF THE CODE OF THE TOWNSHIP OF BLAIRSTOWN ENTITLED "CONCERTS AND FESTIVALS, OUTDOOR"

Mayor Lance opened the Public Hearing for comment.

As no public comment was made, Mayor Lance closed Public Hearing.

Motion to approve Ordinance 2018-03 made by Mrs. Waldron, seconded by Mrs. Van Valkenburg.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

ORDINANCE NO. 2018-05 AN ORDINANCE OF BLAIRSTOWN TOWNSHIP ESTABLISHING AN ELECTRIC AND/OR NATURAL GAS PROGRAM

Mayor Lance opened the Public Hearing for comment.

As no public comment was made, Mayor Lance closed Public Hearing.

Motion to approve Ordinance 2018-05 made by Mrs. Van Valkenburg, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

ORDINANCE NO. 2018-06 AN ORDINANCE TO AMEND CHAPTER 76 OF THE CODE OF THE TOWNSHIP OF BLAIRSTOWN ENTITLED "BURNING, OUTDOOR"

Mayor Lance opened the Public Hearing for comment.

William Lobisch of 51 Cedarville Road stated that as it stands now you can obtain a permit from the fire services. Mayor Lance explained that this brings us into compliance as until now we have been out of compliance. Mrs. Waldron stated that we no longer have responsibility for it, there was a duplication of effort. Blairstown Fire Chief Inscho added that the old ordinance had the public coming to the Township first.

Motion to approve Ordinance 2018-06 made by Mrs. Dalton, seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

ORDINANCE NO. 2018-07 AN ORDINANCE TO AMEND CHAPTER 184 ENTITLED "VEHICLES AND TRAFFIC" AND CHAPTER 35 ENTITLED "POLICE DEPARTMENT" OF THE CODE OF THE TOWNSHIP OF BLAIRSTOWN

Mayor Lance opened the Public Hearing for comment.

As no public comment was made, Mayor Lance closed Public Hearing.

Motion to approve Ordinance 2018-07 made by Mrs. Waldron, seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

FOR INTRODUCTION:

ORDINANCE 2018-08 AN ORDINANCE TO AMEND CHAPTER 19 OF THE CODE OF THE TOWNSHIP OF BLAIRSTOWN ENTITLED "LAND DEVELOPMENT"

First Reading, Introduction

Ordinance prohibiting marijuana dispensaries from operating in Blairstown. There will be opportunity for public comment at the next Township Committee meeting on April 11, 2018.

Motion to approve Ordinance 2018-08 made by Mrs. Waldron, seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

CONSENT AGENDA

- 1 – R.2018 – 041 Authorization to Pay Bills
- 2 – R.2018 – 042 Resolution to Cancel Lien on Property, Block 902 Lot 13.01
- 3 – R.2018 - 043 Resolution to Cancel Lien on Property, Block 501 Lot 26.01
- 4 - R.2018 - 044 Resolution Rescinding and Replacing Resolution No. 2018- 32 Personnel Policy
- 5 – R.2018 – 047 Authorization to Enter Into Property Maintenance Agreement -Jones Farm

Motion to approve Consent Agenda items R.2018-041, R. 2018-042, R. 2018-043, R.2018-044, R.2018-047 made by Mr. Avery, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

INTRODUCTION OF 2018 BUDGET

R.2018 – 045 Resolution to Defer School Taxes

R.2018 – 046 Introduction of 2018 Budget

There will be opportunity for public comment at the next Township Committee meeting on April 11, 2018.

Motion to approve R.2018-045 and R.2018-046 made by Mrs. Waldron, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Motion to approve the advertising and hiring of two police officers made by Mrs. Van Valkenburg, seconded by Mr. Avery.

Mayor Lance stated that he is not in support of two police officers, but he is in support of one. The Mayor is also not in support of a 24-hour police department.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron.

Nay – Mayor Lance

Majority ayes – Motion carried.

DEPARTMENT REPORTS

Clerk – February Report
Finance – February Finance and Fuel Reports
Fire Department – February
Police Department – February Report
Tax Collector – February Report
 Report of Uncollectible Taxes
Warren County Health Department – February 8, 2018
Zoning - No Report

Motion to accept all department reports made by Mrs. Dalton, seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

UNFINISHED BUSINESS

1. Septic Repair Application – 26 Main Street

Greg VandeRydt of RYDT Consulting presented the septic repair design for 26 Main Street, owned by Jeanette and Anthony Iurato. Mrs. Waldron asked Mrs. Iurato if the reason for the sizes of the tanks was for the eventual utilization of the building for apartments. Mrs. Iurato explained there are currently two apartments upstairs that are completely gutted with no plumbing. Mrs. Waldron repeated her question, asking again if the reason for the size of the septic tanks was for eventual apartments being developed. Mrs. Iurato stated that is the reason and additionally they need a public bathroom. Mrs. Iurato added that when they opened the museum the Board of Health allowed them to operate if they would use the facilities of other businesses. She stated that they use Gourmet Gallery and that Joyce Billings of the Post Time Pub gave them a key so they could use their facility even when it was not open.

Mayor Lance asked if the Museum was required to have a Certificate of Occupancy before opening. Mrs. Iurato explained that they were not required because they are a non-profit business and not a food producing business.

Mrs. Van Valkenburg added her concern regarding pumping the tanks when food establishments are in business. Mrs. Iurato answered that they would likely have it pumped on Sundays.

Mrs. Dalton asked how long the project will take from start to finish. Mr. VandeRydt estimated it will take two weeks. Mayor Lance asked when the actual start date would be. Mr. VandeRydt answered that once the Mayor signs off on the WQMOO3, a submission has to be made to the NJDEP. This could take at least three months.

Mr. VandeRydt agreed to amend the current plan before it goes to the NJDEP to address the following conditions: restriction of pumping hours, maintaining the structure of the historical porch, and ensuring that any damage will be covered by the contractor's liability insurance.

Motion to approve the Septic Repair Application with the following conditions; restriction of pumping hours, maintaining the porch, any damage will be covered by the contractor's liability insurance, made by Mrs. Van Valkenburg, Seconded by Mr. Avery.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

2. Special Event Application

William Askin, attorney, presented an application on behalf of the Blairstown Museum for an event they would like to hold on 08/04/2018, "Historic Blairstown Day". The Township Committee had already granted the application fee waiver.

Public Hearing was held which resulted in the following:

Motion made to approve the application made by Mr. Avery, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

3. ACME Shopping Plaza – Entrance Only

Mayor Lance queried Captain Johnsen on whether he had heard back from the DOT yet regarding the ACME entrance. Captain Johnsen said that he has not received any word yet and will contact the DOT again.

4. Open Space - Joel Green

- Kostenbader property – Nothing is being done until he is being instructed otherwise
- Nonnemacher property - Laura Brill has agreed to do the survey
- Hemlock Ravine - The survey has been completed and we should close on that within the month.
- Mr. Green has discussed with Mrs. Van Valkenburg the possibility of selling some land to the DEP. There exists an approximately 1.5 acre landlocked property adjacent to the Paulinskill Trail. This substandard property is somewhere in the area of Sandhill Road, near A&J Messina Greenhouses. Mr. Green explained that if Mayor Lance signs an application, he will submit it to the Green Acres and see if we can sell to them. The DEP has been desiring a buffer against the river and the Paulinskill Trail.

NEW BUSINESS

None

COMMITTEE CORRESPONDENCE for information and possible action

1. Application for Facility Use received from the Blairstown Hose Company for a Firefighting Skills Competition to be held at Sycamore Park on July 21, 2018 from noon-9PM.

Motion to approve Application for Facility Use from Blairstown Hose Company #1 made by Mrs. Dalton, seconded by Mrs. Waldron

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

2. Two Social Affair Permits submitted by Blairstown Live Arts for a fund raising concerts being held on April 7, 2018 and April 27, 2018 from 6pm – midnight at Roy's Hall.

Motion to approve Application for two Social Affair Permits submitted by Blirstown Live Arts made by Mr. Avery, seconded by Mrs. Waldron

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

3. Letter from North Warren Garden Club requesting \$250.00 to cover the costs of plantings on Main Street and at the Municipal Building. This was already inserted in the Municipal Budget. They will be informed they have received the requested amount.
4. Red Light Permit renewal request from Joe DiGrazia, Captain Blirstown Ambulance Corp.
Motion to approve Red Light Permit from Joe DiGrazia made by Mr. Avery, seconded by Mrs. Waldron
Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

GENERAL CORRESPONDENCE

1. Letter from the DEP Regarding Blirstown Water Department, Sanitary Survey noting that it is in Compliance with the DEP Requirements.

FROM THE TOWNSHIP ATTORNEY

1. Ms. Sullivan stated that regarding the IN-REMS, 7 out of 10 properties were filed. Two of the properties are still being researched. PLS is in the process of trying to do the title searches. The cases that are filed are in the process of doing the Statutory Services Lists. Once done, they are published and we have to serve notice on all interested parties within 7 days by certified and regular mail.
2. The PBA contract negotiations are going well and Ms. Sullivan will provide more information later.

FROM THE TOWNSHIP CLERK

1. Mrs. Leidner stated that the dates for the Annual Cleanup in the Fall will be held September 17 through 22. The Blair Woman's Club yard sale event will be held a week later than usual, September 22 and 23, 2018. Mrs. Leidner will check again with the Blair Women's Club.
2. April 25 – Workshop Meeting to be held at North Warren High School – Open Public Forum. The school is able to record it. The event will be widely publicized.

FROM THE TOWNSHIP ENGINEER

1. Mr. Rodman gave an update on the well. Harold Pellow and Associates gave us a proposal for the engineering for the connection of the well into the system.
2. North Warren Landscaping – the plan submitted meets the previous approval. The Land Use Board Attorney was notified.
3. The Darst conditions – Mr. Rodman is meeting with David Diehl on Friday, March 16 to review the conditions.
4. Mohican Road Paving – originally Mr. Rodman thought we needed a resolution. The thought is to change the scope of the work from Cobblewood to Gaisler to Rt. 94 to Cobblewood. This will require an incidental modification of the scope of work. It is a letter, signed by the clerk, authorized by the Township Committee on Township letterhead. It can be forwarded to the DOT. The turnaround should be quick on this. This would be completed with money that has already been granted to us. Ted estimated the cost at \$239, 917.00. We received \$240,000 which includes replacing many of the guide rails.

Motion to have Mrs. Leidner send an incidental modification of the scope of work letter to the DOT made by Mrs. Van Valkenburg, seconded by Mrs. Dalton.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

5. A letter came regarding a licensing program for underground oil storage tank spill remediation.

6. There is an underground oil tank at Givens-Belet that is not used. Ms. Sullivan commented that a question arose as to what options or obligations the Township has with regards to that tank. Mrs. Dalton added that the American Legion had raised the issue when they were interested in buying the building from the Township. Mr. Rodman explained that DPW Supervisor, Eric Usinowicz is Checking that the tank is empty and they will proceed from there.

7. FROM THE TOWNSHIP COMMITTEE
COMMITTEE MEMBER AVERY

Seniors have planned their first trip to Stoneyhill Inn in Hackensack on April 19, 2018. The program is Rockin' To The 50's with Joe Zysa and Friends. Their sign-up date is Wednesday, March 21 at noon at the Municipal Building.

COMMITTEE MEMBER DALTON

Mrs. Leidner and Mrs. Dalton will meet on Friday, March 16 to re-establish the timelines for staff evaluations and who will be involved in process of conducting the reviews.

Mrs. Dalton showed her appreciation for the efforts of Township employees during the recent storms.

COMMITTEE MEMBER VAN VALKENBURG

Mrs. Van Valkenburg went to the Warren County Governing Officials Meeting. The representative from Sustainable New Jersey was there. Mrs. Dalton added that the Blirstown Elementary School is a part of the Sustainable New Jersey program.

Mrs. Van Valkenburg stated that Sustainable New Jersey does offer grants and she will pass along the info to the Blirstown Enhancement Committee.

Letters continue to be sent out to vacant and abandoned properties. Many of the homes are entering into their second year and so the fees are higher.

Mrs. Van Valkenburg expressed her discontent at providing other towns with our services at no cost to those towns. She explained that we need to take a stand and begin charging for our services; Fire, EMS, Recreation to name a few. Mayor Lance added that our Open Space Tax is paying for other towns to use our fields. Pat Sagan and Mrs. Van Valkenburg are looking to charge for the use of Givens-Belet.

Mrs. Waldron encouraged residents to show up at the April 25, 2018 meeting at North Warren. The CFO will be there to answer any questions. Mrs. Waldron also suggested we have an inter-municipal meeting with other townships to discuss the issue of having all townships paying their fair share into our services.

Nick Mohr added that every municipality is required by law for a mayor to appoint an OEM. If the municipality does not do this, the mayor becomes the OEM by default.

COMMITTEE MEMBER WALDRON

Mrs. Waldron thanked Mayor Lance for his leadership during the storm related power Outages. She added that while the Township Committee worked together well, it worked better because they have an experienced leader.

Mrs. Waldron also thanked all of the Emergency Service Departments for their hard work during the recent storms. She also noted that the PBA contract negotiations going well.

MAYOR LANCE

We are negotiating with the County on some road swaps. There are approximately 10 roads and culverts included in the discussion. The list will be reviewed.

Historic Preservation has received some significant donations from the Stoffels and Stoddart families. We received a loan of a sextant that was from the USS Belet from Mr. Fred Heilich. The History Month Schedule and various yearly events were shared.

We did make a contact with the Governor's office as a result with the storm. He has been responsive to our concerns and needs and we should be seeing some traction going forward.

Poles that are currently downed are being picked up. There are still trees that are downed. It will take at least a month to clean up after the storms.

PUBLIC COMMENT

William Lobisch – 51 Cedarville Road – Mr. Lobisch brought pictures and recounted the flood from five years ago. Mr. Lobisch expressed concern for this recurring, adding that the flooding was so bad that one house was abandoned.

Mr. Lobisch made several recommendations to mitigate the problem. Mayor Lance and Paul Avery will go to visit the road and discuss this further with the Committee.

Keith Stires– Jacksonburg Road – Keith expressed concern over the fact that the septic pumping system in town needs to be set up at a time between 12 a.m. and 7 a.m.. The septic gasses permeated the Blairstown Diner recently when he was there eating breakfast at 7 a.m. and patrons had to leave the establishment. The Committee agreed that they need to address this issue.

Mr. Stires also expressed concern over the Townships considering the possible acquisition of the Kostenbader property.

EXECUTIVE SESSION

Motion to authorize executive session was made by Mrs. Van Valkenburg and was seconded by Mrs. Waldron.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Executive Session began at 10:30 p.m.

Motion to end executive session was made by Mrs. Van Valkenburg and was seconded by Mrs. Waldron.

Roll Call Vote: Aye – Avery, Dalton, Van Valkenburg, Waldron, Lance.

All ayes – Motion carried.

Executive Session ended at 10:48 p.m.

There was no action taken after Executive Session.

ADJOURNMENT

As there were no further comments from the public, Mrs. Dalton made a motion to adjourn the meeting, which was seconded by Mr. Avery. All members voted in favor. The meeting was adjourned at 10:48 pm.

Submitted by:

Linda Leidner, RMC
Municipal Clerk