

**MINUTES FOR THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF
THE TOWNSHIP OF WANTAGE, HELD AT THE WANTAGE TOWNSHIP MUNICIPAL
BUILDING, 888 STATE HIGHWAY ROUTE 23, WANTAGE, N.J.,
ON JUNE 9, 2011**

Mayor DeBoer called the meeting to order, and requested the Clerk to call the roll. Upon roll call, the following members of the governing body were present: Mayor DeBoer, Committeeman Gaechter, Committeeman Bassani. Also present: Township Attorney Michael Garofalo. The following members were absent: None.

Mayor DeBoer stated, "This meeting is being held in compliance with the provisions of the Open Public Meetings Act, Public Laws 1975, Chapter 231. It has been properly noticed and posted to the public, and certified by the Clerk."

Mayor DeBoer led the assembly in the salute to the American Flag.

2011 MUNICIPAL BUDGET

Administrator Jim Doherty explained the details of the amendment to the 2011 Municipal Budget as introduced. The amendment, adopted at the May 12, 2011 meeting, is as follows:

WHEREAS, the public hearing on said budget has been held as advertised, and
WHEREAS, it is desired to amend said approved budget, now
THEREFORE BE IT RESOLVED, by the Mayor and Committee of the Township of Wantage, County of Sussex, that the following amendments to the approved budget of 2011 be made:

	FROM		TO	
3. Miscellaneous Revenues - Section D: Special Items of General Revenue Anticipated With Prior Written Consent of the Director of Local Government Services- Interlocal Service Agreements Offset with Appropriations: Animal Control Agreements	\$	72,530.00	\$	79,863.00
Total Section D: Interlocal Municipal Service Agreements Offset with Appropriations	\$	152,197.00	\$	159,530.00
3. Miscellaneous Revenues - Section F: Special Items of General Revenue Anticipated With Prior Written Consent of the Director of Local Government Services- Public and Private Revenues Offset with Appropriations, Garden State Preservation Trust Fund Green Acres Matching Grant	\$		\$	72,500.00
Total Section F: Public and Private Revenues Offset with Appropriations	\$	238,721.00	\$	311,221.00
Summary of Revenues				
Total Miscellaneous Revenues	\$	1,717,231.00	\$	1,797,064.00
3. Miscellaneous Revenues				
Total Section D: Interlocal Municipal Service Agreements Offset with Appropriations	\$	152,197.00	\$	159,530.00
Total Section F: Public and Private Revenues Offset with Appropriations		238,721.00		311,221.00
5. Subtotal General Revenues (Items 1,2,3 and 4)	3,077,231.00		3,157,064.00	
6. Amount to be Raised by Taxes for Support of Municipal Budget:				
Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes	\$	3,506,293.00		3,504,240.00
Total Amount to be Raised by Taxes for Support of Municipal Budget	\$	3,506,293.00		3,504,240.00
7. Total General Revenues	\$	6,583,524.00	\$	6,661,304.00
A) Operations - Within "CAPS"				
Animal Control Other Expenses	\$	7,530.00	\$	10.00
Plumbing Sub Code Salaries and Wages	\$	12,550.00	\$	15,068.00
Total Operations {Item 8(A)} Within "CAPS"	\$	3,416,987.00	\$	3,411,985.00
Detail				
Salaries and Wages	\$	1,361,523.00	\$	1,364,041.00
Other Expenses (Including Contingent)	\$	2,055,464.00	\$	2,047,944.00
E) Deferred Charges and Statutory Expenditures-Municipal Within "CAPS"				
Defined Contribution Program	\$	1,716.00	\$	2,090.00
Total Deferred Charges and Statutory Expenditures-Municipal Within "CAPS"	\$	289,093.00	\$	289,467.00
(H-1) Total General Appropriations for Municipal Purposes within "CAPS"	\$	3,706,080.00	\$	3,701,452.00
A) Operations - Excluded from "CAPS" LOSAP	\$	30,000.00	\$	40,000.00
Total Other Operations - Excluded from "CAPS"	\$	30,000.00	\$	40,000.00
Public and Private Programs Offset by Revenues				
Garden State Preservation Trust Fund Green Acres Matching Grant				72,500.00
Total Public and Private Programs Offset by Revenues	76,900.00	149,400.00		
Total Operations - Excluded from "CAPS"	\$	311,567.00	\$	394,067.00
Detail				
Other Expenses	\$	219,200.00	\$	301,700.00
(H-2) Total General Appropriations for Municipal Purposes Excluded from "CAPS"	\$	1,518,377.00	\$	1,600,877.00
(O) Total General Appropriations - Excluded from "CAPS"	\$	1,518,377.00	\$	1,600,877.00
(L) Subtotal General Appropriations (Items (H-1) and (O))	\$	5,224,457.00	\$	5,302,329.00
(M) Reserve for Uncollected Taxes	\$	1,359,067.00	\$	1,358,975.00
9. Total General Appropriations	\$	6,583,524.00	\$	6,661,304.00
Summary of Appropriations (A) Operations: (A+B) Within "CAPS" - Including Contingent	\$	3,416,987.00	\$	3,411,985.00
Statutory Expenditures	\$	289,093.00	\$	289,467.00
(A) Operations - Excluded From "CAPS"				
Other Operations	\$	30,000.00	\$	40,000.00
Public and Private Programs Offset by Revenues		76,900.00	149,400.00	
Total Operations - Excluded from "CAPS"	311,567.00	394,067.00		
(M) Reserve for Uncollected Taxes	\$	1,359,067.00	\$	1,358,975.00
9. Total General Appropriations	\$	6,583,524.00	\$	6,661,304.00

BE IT FURTHER RESOLVED, that three certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for her certification of the local municipal budget so amended.
BE IT FURTHER RESOLVED, that this complete amendment, in accordance with the provisions of N.J.S.A. 40A:4-9, be published in the New Jersey Herald in the Issue of June 3, 2011, and that said publication contains notification of the public hearing on said amendment to be held at the Wantage Township Municipal Building on June 9, 2011 at 7:00 o'clock p.m.

PAGE TWO OF THE MINUTES OF JUNE 9, 2011

At this time, Mayor DeBoer Opened the Meeting to the public for the purpose of holding a Public Hearing on the above amendment to the Municipal Budget.

No one expressed a desire to speak at this time, so Mayor DeBoer closed the meeting to the public.

Mr. Bassani moved to adopt the 2011 Wantage Township Municipal Budget, as follows:

Be it Resolved by the Mayor and Township Committee of the Township of Wantage, County of Sussex, that the budget here in before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:			
(a) \$	3,504,240.00	(item 2 below) for municipal purposes and	
(b) \$		(item 3 below) for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,	
(c) \$		(item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in	
		Type II School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of	
		the following summary of general revenues and appropriations.	
(d) \$		(Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy	
		((
Recorded Vote		(Ronald Bassani	(
(insert last name)	Ayes (William DeBoer	Nays (
	(William Gaechter	(
	(((
			Abstained (
			(
			(
			(

Summary of Revenues

1. General Revenues		
Surplus Anticipated		08-100 360,000.00
Miscellaneous Revenues Anticipated		40004-10 1,797,064.00
Receipts from Delinquent Taxes		15-499 1,000,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 1)		
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOL IN TYPE I SCHOOL DISTRICTS ONLY		
Item 6, Sheet 42	40010-10	
Item 6(b), Sheet 11 (N.J.S. 40A-4-14)	41416-10	
Total Amount to be raised by Taxation for Schools in Type I School Districts Only		
4. To Be Added to The Certificate for Amount to be Raised by Taxation for Schools in Type II School Districts Only:		
Item 6(b), Sheet 11 (N.J.S. 40A-4-14)	07-191	
Total Revenues	40000-10	6,661,304.00

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Summary of Appropriations

5. GENERAL APPROPRIATIONS:		
Within "Caps"	XXXXXXXX	XXXXXXXX
(a&b) Operations Including Contingent	30001-00	3,411,985.00
(e) Deferred Charges and Statutory Expenditures - Municipal	30004-00	289,467.00
(g) Cash Deficit	46-885	
Excluded from "CAPS"	XXXXXXXX	XXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	60023-00	394,067.00
(c) Capital Improvements	6002-00	415,000.00
(d) Municipal Debt Service	60003-00	789,210.00
(e) Deferred Charges - Municipal	60024-00	2,600.00
(f) Judgments	37-480	
(n) Transfer to Board of Education for Use of Local Schools (N.J.S.40-48-17.1 & 17.3)	29-405	
(g) Cash Deficit	46-885	
(k) For Local District School Purposes	60008-00	
(m) Reserve for Uncollected Taxes (Included Other Reserves if Any)	50-899	1,358,975.00
6. SCHOOL APPROPRIATIONS - Type I School Districts only (N.J.S. 40A-4-13)		
Total Appropriations	30000-00	6,661,304.00

It is hereby certified that the within budget is a true copy budget finally adopted by resolution of the Governing Body on the 9th day of June, 2011

It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2011 approved

budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

James R. Doherty, Municipal Clerk

Certified by me

This 9th day of June, 2011

Sheet 42

Mr. Gaechter seconded the motion. Upon roll call,
 Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

CONSENT AGENDA

Mayor DeBoer requested that the members of the Committee review the Consent Agenda.

There being no Committee member present wishing to comment on the proposed Consent Agenda, Mayor DeBoer requested approval of the Consent Agenda.

CONSENT AGENDA

Mr. Gaechter moved to approve the following reports for filing:

- Construction Department Report for May 2011
- Board of Health Report for May 2011
- Clerk's Report for May 2011
- Tax Collector Report for May 2011
- Registrar Report for May 2011

Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve Bingo License BL 11-15 to Friends of Lake Neepaulin to conduct Bingo games on various dates. Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve Raffle License RL 11-16 to Friends of Lake Neepaulin to conduct a Calendar Raffle on various dates. Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve the Outdoor Event License to Janet Tarrant and Charles Checkur to run a "Festival of The Big Red Eye" Outdoor Entertainment Event at Fireman Dan's on July 9, 2011. Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve the refund of tax overpayment to HSBC in the amount of \$2,507.93 for Block 133 Lot 10.16. Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve the refund of land Use application L-09-18 to Anthony & Carole Harnett in the amount of \$523.49 for Block 155 Lot 7.08.

Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve municipal endorsement for consideration of a State Special Permit For Social Affair by the Colesville Fire Department, to serve alcoholic beverage at an event to be held on June 11, 2011. Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Mr. Gaechter moved to approve the renewal of various liquor licenses of Wantage Township for the 2011-12 Licensing Term, as follows:

BE IT RESOLVED, that the Mayor and Committee of the Township of Wantage, in the County of Sussex, State of New Jersey, does hereby approve the renewal of the liquor licenses named below for the licensing term of July 1, 2011 through June 30, 2012:

PLENARY RETAIL CONSUMPTION LICENSES:

<u>License #</u>	<u>Licensee & Location:</u>	<u>Trading As:</u>
1924-33-001-005	Best of Sussex County 65 Route 639	Airport Pub & Package
1924-33-006-006	Penne Vodka Inc. One Libertyville Road	Bella Vita Ristorante
1924-33-007-003	Presti Liquors LLC 289 Route 23	Sussex Queen Diner
1924-33-008-007	Jersey Innovative Investments, LLC 205 Route 23	Wantage Plaza Liquor Outlet

CLUB LICENSES:

1924-31-012-001	Pvt. Charles Auberger Post 213 American Legion 915 Route 23	American Legion Post 213
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Mr. Bassani seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer Nays: None Absent: None Abstain: None

Administrator's Report

Wantage Day Proposal: General discussion took place between Mr. Doherty and the governing body regarding Wantage Day preparations. The governing body agreed by consensus to plan for a Wantage Day celebration to take place on September 10, 2011. Mayor DeBoer complimented and thanked Recreation Secretary Jeanne McBride for her hard work and effort on this project.

Property Maintenance at Abandoned Home property locations: General review and consideration of this issue took place, after which the governing body expressed consensus they would prefer to not use Township resources and expense in the upkeep of abandoned private property.

Purchase of Bucket Truck: Mr. Doherty reported that DPW Mechanic John Card is reviewing options on this topic, and may be able to repair the existing truck without a need for purchasing a replacement vehicle.

Attorney's Report: Mr. Garofalo offered a brief update on the litigation between Gorman and Wantage Township.

Township Committee Member Reports

Mayor DeBoer offered an update report on his discussions to find a resolution regarding final paving of the roads in the Clove Hill Manor project. Efforts to reach a solution are on going.

Mr. Bassani offered an update report on discussions to finalize actions for the acceptance of the roads at Fieldstone Ridge with Beazer Homes and Wantage Excavating. Mr. Bassani reported that discussions with the engineer and Land Use attorney were successful and anticipates having a resolution for action at the June 30 meeting.

OLD BUSINESS

Draft of Ordinance Regulating Domestic Animals

The members of the governing body reviewed the details of a proposed ordinance from the Land Use Board, which would regulate ownership of domestic animals within the Township.

Mayor DeBoer allowed Mr. Ron Slate, Vice Chair of the Land Use Board, to review the perceived need for this ordinance from the standpoint of the Land Use Board. Mr. Gaechter stressed that the proposed ordinance in no way attempts to regulate or address commercial farming. Mr. Bassani stated that the draft ordinance appeared confusing and in need of additional work.

Mayor DeBoer allowed for public input on this proposed ordinance at this time.

Ms. Diane Snure, Mount Salem Road, suggested the ordinance required greater detail, as it appeared to be punishing people in its current draft rather than regulating uses. Ms. Snure suggested that current health codes and animal rights regulations at the state level provide sufficient protection against animal cruelty, and that the proposed ordinance may have unforeseen negative impacts on businesses in Wantage.

Mr. Tony Figueroa addressed the definition of "domestic animals", and offered input on regulations.

Ms. Kathy Gorman, Fernwood Road, suggested the need for greater clarity in interpreting the number of animals allowed on any given property lot location.

Mr. Gaechter and Mr. Bassani agreed with this observation.

Mr. Joseph Drossel, Pond School Road, stated his understanding that the issue may need to be addressed, but suggested that greater attention and care needs to be given to the details before taking any action to introduce an ordinance.

OLD BUSINESS, Continued

Mr. William Gettler, Gemmer Road, spoke in opposition to the proposed ordinance, expressing a preference for rural living and minimum regulations.

Mr. Rudy Solar, Mount Salem Road, suggested the need to take into account the issue of organic farming on small acreage, and the impact this proposed ordinance may have on small farmers.

Mr. Douglas Ricker, Beemer Road, spoke in opposition to the proposed ordinance, expressing a preference for rural living and minimum regulations.

Mr. Jeff Davis, Gemmer Road, stated that as he read the proposed ordinance, there are no provisions which would regulate or restrict commercial farming of any size, large or small. Mr. Davis suggested that regulations of some form are necessary in order to properly address those individuals who abuse the system and cause problems for their neighbors.

General discussion among the members of the governing body and the general public turned at this time to interpretations of density and the number of animals which would be allowed in given circumstances, under this proposed ordinance.

After further discussion, the members of the governing body agreed that this draft ordinance should be returned to the Land Use Board for further work to clarify and simplify the process for determining allowable animals based on density, and to review the expressed concerns of the public from this evening's meeting.

Mr. Bassani suggested the Land Use Board advertise issues being discussed at their meetings. A brief discussion ensued regarding this suggestion.

Mr. Douglas Ricker, Beemer Road, stated that he had spoken with another citizen who disagreed with this proposed ordinance.

Proposed Small Wind/Solar Energy Ordinance

Mayor DeBoer explained that, while uses such as these have been recognized by the State Legislature as inherently beneficial uses within all municipalities, there still remained an obligation by the Township to regulate the placement of these systems to whatever extent was available, in order to preserve proper long range planning of the community. Mr. Ron Slate suggested that these systems were still in their experimental and development stages, and required additional monitoring.

Mayor DeBoer allowed for public input on this proposed ordinance at this time.

Mr. Douglas Ricker, Beemer Road, addressed the issue of solar/wind systems on agriculture, indicating his understanding that there are no regulations at the State level on this topic yet.

Mr. Walter Ricker, Beemer Road, expressed concern for consideration to be given for regulating the use of wind and solar so that it does not negatively affect agriculture.

Mr. Rudy Solar, Mount Salem Road, expressed concern with how these systems would interact and affect assessments on Farmland Exemptions.

Mr. Garofalo stated that this was a developing issue within the State of New Jersey, and that the exemption often survives the solar panel installation.

After further discussion, the members of the governing body agreed that this draft ordinance should be returned to the Land Use Board for further consideration.

OLD BUSINESS, Continued

Proposed Outdoor Wood Burning Stove Ordinance

At the Mayor's invitation, Mr. Ron Slate reviewed the efforts of the Land Use Board for finding a means by which to address this developing issue throughout the State of New Jersey. Mr. Slate offered his personal observation that the issue may be one which can be dealt with at the Health Department level.

Mayor DeBoer allowed for public input on this proposed ordinance at this time.

Mr. Chris Vander Groef, Holland Road, identified himself as a long-time owner of an outdoor wood burning stove, who was required to relocate his wood burning stove from inside his premises to outside, and has spent considerable money and investment in this system. Mr. Vander Groef objected to the section of the proposed ordinance which would require removal of all existing outdoor furnaces within 15 years. Mr. Vander Groef suggested that if a small number of individuals are misusing outdoor furnaces, the solution is enforcement of existing regulations, not the creation of new regulations.

Mr. Gaechter stated that he agreed with Mr. Vander Groef's objection to the "removal within 15 years" provision of the draft ordinance.

Mr. Joseph Drossel, Pond School Road, identified himself as an owner and user of an outdoor furnace, and agreed with Mr. Vander Groef's observations. Mr. Drossel suggested grandfathering all existing outdoor furnaces.

Ms. Billie Aikens, Mount Salem Road, expressed support for the proposed ordinance.

Mr. Rudy Solar, Mount Salem Road, expressed opposition to the proposed ordinance.

Mr. Kuperus, Unionville Road, suggested the State, County and Township should concentrate on enforcing existing regulations against persons who violate those regulations rather than adopt a new ordinance.

Mr. John Nuss, Beemer Road, indicated that an existing brochure has been created by the State of New Jersey which details allowable use and means of enforcement.

Mr. William Gettler, Gemmer Road, pointed out that a difference exists between regulating outdoor wood burning stoves and indoor wood burning stoves.

Mr. Shawn Little, Courtright Road, identified himself as an owner and user of an outdoor furnace, and agreed with Mr. Vander Groef's and Mr. Kuperus' observations.

Kathy DeLuca, Courtright Road, expressed support for the proposed ordinance, indicating she moved to a country/rural setting so that she could enjoy the fresh air, and she currently cannot do this.

Mr. Chris McCormack, Decker Road, expressed concern that the proposed ordinance would negatively impact his business.

Mr. Gaechter asked Construction Official Patrick Stefanelli to comment on whether or not it would be prudent to have regulations against summer time use of outdoor wood burning stoves. Mr. Stefanelli agreed that such seasonal regulation would be advisable, based on the occurrence of neighbor complaints during these months.

Mr. Vander Groef repeated his belief that the issue involved a matter of health code enforcement.

Upon general inquiry to the members of the public present, regarding whether or not a ban on future installations of outdoor wood burning stoves would be objectionable, nine individuals raised their hand to express disagreement with such a ban on new installations.

OLD BUSINESS, Continued

Upon general inquiry to the members of the public present, regarding whether or not a ban on summer month use of outdoor wood burning stoves would be objectionable, no one from the audience raised their hand.

NEW BUSINESS

Payment of Bills

Mr. Bassani moved to approve the Bill List for the meeting of June 9, 2011, excluding Check #16870. Mr. Gaechter seconded the motion. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer **Nays:** None **Absent:** None **Abstain:** None

Mr. Gaechter moved to approve payment of the bill for Check # 16870, to Bassani Power & Equipment in the amount of \$10,779.25 for purchase of a mower. Mayor DeBoer seconded the motion. Upon roll call,

Ayes: Gaechter, DeBoer **Nays:** None **Absent:** None **Abstain:** Bassani

FINAL ADOPTION: ORDINANCE 2011-05

Mr. Bassani moved to adopt on final reading, Ordinance 2011-05, entitled "ORDINANCE FIXING THE SALARIES OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, FOR THE YEAR 2011." Mr. Gaechter seconded the motion.

Prior to final roll call vote, Mayor DeBoer opened the meeting to the public for any questions or comments with respect to this proposed Ordinance.

Mr. William Gettler, Gemmer Road, offered an observation regarding work load for full time employees as it relates to shared services.

There being no one else present wishing to address the governing body on this proposed Ordinance, Mayor DeBoer closed the meeting to the public. Upon roll call,

Ayes: Gaechter, Bassani, DeBoer **Nays:** None **Absent:** None **Abstain:** None

FINAL ADOPTION: ORDINANCE 2011-06

Mr. Bassani moved to adopt on final reading, Ordinance 2011-06, entitled "AN ORDINANCE AMENDING THE WANTAGE TOWNSHIP PROPERTY MAINTENANCE CODE TO ABOLISH THE TRIANNUAL INSPECTION REQUIREMENT FOR NON-OWNER OCCUPIED RESIDENTIAL RENTAL PROPERTIES." Mr. Gaechter seconded the motion.

Prior to final roll call vote, Mayor DeBoer opened the meeting to the public for any questions or comments with respect to this proposed Ordinance.

Mr. William Gettler, Gemmer Road, expressed support for the proposed ordinance, offering his perspective on the history of the tenant inspection program of Wantage Township, suggesting that further revision to the ordinance is required, and recommending that a citizen committee be appointed to review and advise on additional revisions.

Mr. Kevin Kervatt, Township Code Enforcement Official, spoke in opposition to the proposed Ordinance. Mr. Kervatt expressed the belief that the inspection program as it currently exists has revealed numerous life safety hazards over the past several decades which have led to a safer community. Mr. Kervatt offered examples of violations found during inspections, many of which were revealed during the 3-year inspection cycle, and reviewed general procedures followed for conducting inspections.

Mr. John Nuss, Beemer Road, spoke in opposition to the proposed Ordinance, expressing concern regarding enforcement of property maintenance in situations involving absentee landlords.

NEW BUSINESS, Continued

Ms. Diane Snure, Mount Salem Road, spoke in favor of the proposed Ordinance, expressing opposition in principal to too much government regulation.

Ms. Karen Merritt, Alpine Road, expressed support for the need to continue inspections of rental properties, and the need for diligent enforcement.

Mr. Dan Tasse, Crigger Road, stated that he has seen a lot of violations in rental units because of his line of work, and complimented Mr. Kervatt on his diligence in enforcing property maintenance requirements.

Mayor DeBoer explained that, even if this ordinance is adopted, it would only be removing the "once every three year" inspection provision. Tenants would still be able to request an inspection of their premises at any time they desired.

Mr. Gettler offered rebuttal comments with respect to Mr. Kervatt's input and Mr. Nuss' input, and reiterated his support for adopting the proposed ordinance.

Mr. Steve Parry, Glen Road, expressed mixed emotions on this issue. Mr. Parry expressed concern on the impact this ordinance would have on vacant home situations, wondering if it will lead to new and increased maintenance/safety problems. Mr. Parry expressed opposition to the proposed ordinance if it will lead to detrimental situations.

Mayor DeBoer and Mr. Bassani took this opportunity to remind the members of the public that a change in occupancy would still trigger an inspection, which should address concerns about any violations which may develop during a vacant home situation, prior to a new tenant occupying the premises.

Mr. Nuss offered rebuttal comments with respect to Mr. Gettler's input, and again expressed opposition to the proposed ordinance. Mr. Nuss stated that the State of New Jersey requires 5-year inspection cycles for multi-family rental situations.

Mr. Kervatt confirmed that the State's regulations dealt with 3-unit or greater residences, as well as hotels and motels. Mr. Kervatt again spoke against the proposed Ordinance adoption.

Ms. Kathy Gorman, Fernwood Road, entered into a brief discussion with Mr. Kervatt to verify the inspection cycle of the State and the Township for the Regency at Wantage apartment complex, and the provisions followed for gaining access to those units.

Mr. Jeff Davis, Gemmer Road, wondered who would not want an inspection to take place, if they have nothing to hide. Mr. Davis stated that anyone who objects to an inspection may indeed be attempting to hide wrongdoing or violations. Mr. Davis suggested the need to balance protection of citizens against privacy rights, and suggested a 5-year inspection cycle similar to the one utilized by the State of New Jersey.

Mayor DeBoer reiterated that the governing body supports the benefits inherent in an inspection schedule; the issue being considered is how frequent that schedule should be.

Mr. Douglas Ricker, Beemer Road, offered his input regarding the history of the adoption of this ordinance, indicating he did not support it when he was an elected official; expressed support for the proposed Ordinance; and offered words of compliment for William Gettler.

Mr. Patrick Stefanelli, Construction Official, pointed out that there exist reports within the State of New Jersey that abandoning an established inspection program such as this may lead to unanticipated larger burden being placed on the school system and tax burden through increased enrollments.

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NEW BUSINESS, Continued

There being no one else present wishing to address the governing body on this proposed Ordinance, Mayor DeBoer closed the meeting to the public and requested a roll call vote.

Upon roll call,

Ayes: Gaechter, Bassani, DeBoer **Nays:** None **Absent:** None **Abstain:** None

Approval of Minutes

Mr. Bassani moved to approve the minutes of the regular and executive session meeting of the Wantage governing body held on May 26, 2011. Mr. Gaechter seconded the motion.

Upon roll call,

Ayes: Gaechter, Bassani, DeBoer **Nays:** None **Absent:** None **Abstain:** None

OPEN PUBLIC SESSION

Mayor DeBoer opened the meeting to the public at this time, for any questions or comments involving the good and welfare of the community.

Mr. Chris Vander Groef, Holland Road, expressed concern with drainage from an inlet since the repaving of Holland Road.

The governing body requested Mr. Doherty have the Township Engineer review this concern.

Mr. Vander Groef expressed a concern with a vehicle which habitually parks in a right of way on the road, creating a traffic hazard through sight distance blockage, normally before 8 am and after 3 pm.

The members of the governing body requested Mr. Doherty contact the State Police regarding this concern.

Mr. William Gettler, Gemmer Road, expressed his appreciation for the adoption of Ordinance 2011-06; thanked Mr. Ricker for his comments; offered further input on the history of the property maintenance ordinance; suggested that the impact of reduced inspections leads to a need to reevaluate existing staffing patterns of employees based on reduced workload; and submitted a letter to the governing body requesting the governing body contact the County Prosecutor to conduct an investigation against various municipal officials.

Mr. Bassani asked Mr. Gettler if he, himself, has made this request for an investigation directly to the County Prosecutor.

Mr. Gettler responded that his request is for the governing body to do so.

Mr. Steve Parry, Glen Road, initiated a further discussion on the topic of Property Maintenance at Abandoned Homes. Various concerns and possible means for addressing this concern were reviewed, with the governing body reiterating their belief that the taxpayers should not be called upon to pay for maintenance of abandoned private residences.

There being no one else present wishing to address the governing body at this time, Mayor DeBoer closed the meeting to the public.

ADJOURNMENT

There being no further items for the attention of the governing body, Mr. Bassani moved to adjourn the meeting. Mr. Gaechter seconded the motion. Upon Roll call,

Ayes: Gaechter, Bassani, DeBoer **Nays:** None **Absent:** None **Abstain:** None

Mayor DeBoer declared this meeting adjourned.

James R. Doherty, Administrator Clerk