

**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 30, 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.

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.

Mr. Bassani 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. Gaechter seconded the motion. Upon roll call,

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

Mr. Bassani moved to approve the following Applications:

Bingo License BL 11-15 to Friends of Lake Neepaulin to conduct Bingo games on various dates

Raffle License RL 11-16 to Friends of Lake Neepaulin to conduct a Calendar Raffle on various dates

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. Gaechter seconded the motion. Upon roll call,

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

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

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

Mr. Bassani moved to authorize 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. Gaechter seconded the motion. Upon roll call,

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

Mr. Bassani moved to authorize 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. Gaechter seconded the motion. Upon roll call,

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

Mr. Bassani moved to authorize the renewal of liquor licenses for the 2011-12 Licensing Term:

<u>License #</u>	<u>Licensee & Location:</u>	<u>Trading As:</u>
1924-33-002-002	Bob & Joani's Log Cabin LLC 447 Route 284	Log Cabin Restaurant
1924-33-004-004	CT Productions LLC 1050 Route 23	Glen Brook Inn
1924-33-005-006	Peasant LLC 87 Route 23	Michael's
1924-32-010-003	Fireman Dan's Sports Lounge LLC 778 Route 23	Fireman Dan's Sports Lounge

Mr. Gaechter seconded the motion. Upon roll call,

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

Administrator's Report

Letters to Tenants: Mr. Doherty relayed a suggestion by Mayor DeBoer for the Township to mail letters to all tenants advising of the adoption of Ordinance 2011-06, and explaining that a tenant may still make a request for an inspection if they so wish. The members of the governing body agreed with this course of action by consensus.

Mr. Bassani suggested sending a similar letter to all Landlords in Wantage. The members of the governing body agreed with this course of action by consensus.

Mayor DeBoer offered comments regarding the history of the Rental Inspection program of Wantage Township, suggesting that there have been very few complaints regarding the program.

Personnel Matters: Mr. Doherty informed the members of the governing body that he wished to discuss with them matters involving the terms and conditions of employment of Kevin Kervatt and Patrick Stefanelli, and the possibility of negotiations with another municipality for a shared service venture. Mr. Doherty requested an executive session with the governing body to discuss these topics.

Decker Road/Holland Road Parking Concern: Mr. Doherty presented his findings with respect to the concern expressed at the June 9 meeting by Mr. Vander Groef, concerning a vehicle which parks in the proximity of the Decker Road/Holland Road intersection. Mayor DeBoer stated that he knows the owner of that vehicle based on Mr. Doherty's report, and that the Mayor would reach out to the individual to ascertain if the person would be willing to voluntarily not park in that location.

Attorney's Report: Mr. Garofalo had no report at this time.

Township Committee Member Reports

Mr. Gaechter expressed a belief that the governing body needs to provide greater detail to the Land Use Board regarding desired changes to the draft of the proposed Solar Development Ordinance, and that there is a need to better understand the tax impact and assessment considerations of solar farm developments on farmland assessed properties.

Mr. Bassani suggested it would be beneficial to have a work shop meeting with the Land Use Board to review all three of the proposed Land Use amendment ordinances from the June 9 meeting. The members of the governing body agreed with this course of action by consensus.

Mayor DeBoer requested Mr. Doherty to contact the Land Use Board and determine a date for such a work shop meeting to take place.

OLD BUSINESS

Mr. Gaechter moved to authorize release of Bond No. 8824708 and to authorize the Township Attorney to draft an ordinance for acceptance of Eileen Drive, conditioned upon confirmation by the Township Administrator that the required deeds of easement and conveyance identified by the Township engineer have been properly received and recorded.

Mr. Bassani seconded the motion. Upon roll call,

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

Mr. Gaechter moved to approve the Township's participation in the Power Purchase Agreement between Nautilus Solar and the Sussex Wantage Board of Education, which will include the re-shingling of the roof for the Wantage municipal building, the placement of solar panels and appurtenances on the roof of Wantage Town Hall, and resulting energy cost savings for the Wantage municipal building for a 15 year period.

Mr. Bassani seconded the motion. Upon roll call,

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

NEW BUSINESS

Approval of Minutes

Mr. Bassani moved to approve the minutes of the regular meeting of the Wantage governing body held on June 9, 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.

The following individuals entered into discussions with the governing body regarding the subject of solar farm developments and solar panel installations in the private sector: Jon Morris on behalf of the Wantage Fire Department; Plumbing Sub code Official Bob Schultz; Zoning Officer/Fire Official Kevin Kervatt; Don Stoll, Jake Little and Rich Vander Ploeg on behalf of the Sussex Fire Department. Topics included public perception; design and layout of roof-installed solar panels, potential impacts on the safety of fire fighters; architectural certification of solar installations; the local permitting process for solar panel installations; that fact that the program would be for firefighters only, not First Aid responders; ISO rating and impact this program might have; state regulation and control of the solar panel industry; impact of potential lawsuits; and shut off capabilities on solar panel installations. Mr. Schultz and Mr. Kervatt agreed to keep open lines of communication with the Fire Departments when permit applications for solar panel installations are received by the construction office.

Mayor DeBoer thanked everyone for their input, and closed the meeting to the public at this time for the purpose of hearing a presentation from Mr. Michael Grady on the topic of cost recovery for emergency response.

Mr. Grady offered a presentation regarding a proposed service which would seek reimbursement of expenses for fire department responders through insurance claims. Mr. Grady stated that an ordinance would need to be adopted to conduct such a service; offered details regarding the range of likely claims and expense reimbursements to be seen; and suggested there would be no negative impact on the insured citizens from the insurance industry.

Mr. Garofalo and Mr. Grady discussed components of pricing and procedures which would be followed. Mr. Grady explained that components included gasoline, man-hours, inventory loss, turnout gear replacement, fire extinguishers replenishment, speedy-dry products, and similar products and costs incurred in a fire response.

The following individuals entered into discussions with the governing body regarding the subject: Jon Morris on behalf of the Wantage Fire Department; Plumbing Sub code Official Bob Schultz; Zoning Officer/Fire Official Kevin Kervatt; Don Stoll, Jake Little and Rich Vander Ploeg on behalf of the Sussex Fire Department. Topics included public perception; the fact that the program would be for firefighters only, not First Aid responders; ISO rating and impact this program might have; impact of potential lawsuits. Fire Department officers present informed that Hampton, Lafayette, Frankford and Branchville are all currently involved in cost recovery programs for fire response; Mr. Grady stated his understanding that these programs involved the reimbursement for hazardous materials response and vehicle involvement, whereas his proposal would involve a broader range of response-related reimbursements for firefighters.

Resident Karen Merritt stated that ISO is not the only rating option, there is also MSO; suggested that it would be unfair to pass an ordinance which would collect money from people with insurance, but not collect money from uninsured parties; stated that the program would not cover EMS; disagreed with Mr. Grady's representation that there would be no negative response to such a program by the insurance industry, predicting that insurance companies would begin to exclude coverage provisions for this in homeowner policies; suggested the program would not lower insurance premiums.

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General discussion took place between Ms. Merritt and Mayor DeBoer regarding Ms. Merritt's input. Mayor DeBoer suggested that this option should be considered if taxpayer burden could be eased by implementing such a program; Ms. Merritt expressed the preference for taxes to go up rather than to have homeowners' insurance be billed through such a proposed program.

There being no one else present wishing to address the governing body at this time, Mayor DeBoer thanked everyone for their input. The members of the governing body agreed to continue their considerations of the merits of this proposed program.

RETURN TO OPEN SESSION

Mayor DeBoer re-opened the meeting to the public at this time.

Mr. William Gettler, Gemmer Road, asked where a Township vehicle is being parked. Mr. Kervatt responded. Mr. Gettler then stated he had two OPRA requests to submit. Mr. Gettler suggested that manpower levels in the construction department could be reduced. Mayor DeBoer responded that the governing body would take that suggestion under advisement. Mr. Gettler requested the creation of a citizen review committee for the Property Maintenance Code. Mayor DeBoer responded that the governing body would take that suggestion under advisement. Mr. Gettler renewed his request for the governing body to contact the County Prosecutor to investigate matters of concern to Mr. Gettler. Mayor DeBoer responded that Mr. Gettler should contact the Prosecutor himself if he has concerns that he wishes to have investigated. Mr. Gettler presented a letter to the governing body which requests the governing body place several questions on the November ballot. Mayor DeBoer responded that the governing body would take that suggestion under advisement.

Ms. Karen Merritt, Alpine Road, asked what the expected life of solar panels is. Mayor DeBoer responded that it was in the range of 20 years, as he recalled.

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

EXECUTIVE SESSION

Mr. Bassani moved to enter into executive session as follows:

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Wantage, that the public shall be excluded from discussion of the following matter(s):

- The negotiation of a potential shared service agreement
- A matter involving the terms and conditions of employment, of specific public employees employed by the public body, being Kevin Kervatt and Patrick Stefanelli.

BE IT FURTHER RESOLVED, that Minutes will be kept on file in the municipal clerk's office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

Mr. Gaechter seconded the motion.

Upon roll call,

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

After meeting in closed executive session, the members of the governing body returned and Mayor DeBoer declared the open meeting to be back in session.

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