

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF THE
TOWNSHIP OF WANTAGE, HELD AT THE WANTAGE TOWNSHIP BUILDING, 888
STATE ROUTE 23, WANTAGE NJ, ON
JUNE 23, 2016.**

Mayor Bassani called the meeting to order, and requested that the Clerk call the roll. Upon roll call, the following members of the governing body were present: Mayor Ronald Bassani, Committeeman Jon Morris, and Committeeman William Gaechter. Also present: Municipal Attorney Glenn Kienz, Deputy Clerk Christine M. Von Oesen.

Mayor Bassani 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 certified by the Clerk."

Mayor Bassani invited all those in attendance to join in the Salute to the Flag.

CONSENT AGENDA

Mayor Bassani requested the governing body review the Consent Agenda. Mayor Bassani requested a motion to approve the following:

1. Approval of Bill List for the Meeting of June 23, 2016, not including Purchase Order 13524 to Bassani Power & Equipment in the amount of \$86.85.
2. Award contract to Tilcon New York for the Milling and Paving of Pidgeon Hill Road-Section IV in the amount of \$191,896.75. (Project funded by Grant and Bond Ordinance 2016-05.)
3. Award contract to Denville Line Striping for the Lone Striping of Pidgeon Hill Road-Section IV in the amount of \$7,579.92. (Project funded by Grant and Bond Ordinance 2016-05.)
4. Award contract to General Foundries, Inc., for Type "N" Curb Cutbacks, 6" for Pidgeon Hill Road-Section IV in the amount of \$959. (Project funded by Grant and Bond Ordinance 2016-05.)
5. Approve agreement with Morris Count Cooperative Pricing Council from October 1, 2016 to September 30, 2021. (Provides vendors without the added cost of the bidding process, used extensively for our road repair projects.)

Motion by Mr. Morris. Second by Mr. Gaechter.

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

Mayor Bassani requested a Motion to approve Bassani Power & Equipment Purchase Order 13524 in the amount of \$86.85.

Motion by Mr. Morris, Second by Mr. Gaechter.

Ayes: Gaechter, Morris Nays: None Absent: None Abstain: None
Under advisement of attorney, not voting : Bassani

REPORTS:

Clerk: None

Attorney's Report: Attorney Keinz is very pleased to report that Wantage Township is one of the first municipalities in the State to wrap up proceedings before Judge Hansbury regarding Affordable Housing, thereby enforcing a settlement agreement with the Fair Share Housing Council. Ken Nelson and Harold Pellow have been invaluable in reaching this point. Judge Hansbury is exceedingly pleased with the path Wantage has taken. Wantage is providing reasonable opportunities for housing, and has met all its housing obligations. Finalizations are needed before the Land Use Board. Housing and Spending Plans need LUB adoption, followed by ratification by the township committee.

Committeeman Morris: Harold Pellow advises that the sealing of the pavement cracks at Woodbourne Park will be done during the first half of July. In light of DPW worker illnesses, Supervisor Wagner is working on a proposal to promote some in his crew to machine operators, on a daily basis, for additional rate of pay. Mr. Wagner is pleased that he was able to add more workers to his crew. Regarding County 911 vs. Vernon Dispatch, we are in the 3rd year of a 5 year contract with Vernon, and so we are asking County 911 to provide a proposal.

Committeeman Gaechter: None

Mayor Bassani: Congratulations to the Wantage Recreation Committee on another great Wantage Day event. Recreation will be hosting upcoming annual events including the 5k and Car Show. Skydive Sussex will holding an event this weekend, and plans are to set skydiving records. Dunkin Donuts is now open. We will stay on top of repairs at Woodbourne Park. Jon (Morris), please investigate with Wantage and Sussex fire departments, if there is a potential need for a boat for rescue/recovery. Jon replied that a proposal is in the works, per Wantage Fire Department Chief Larry Bono. The Boy Scout fishing derby was held at Lake Neepaulin. Boy Scout leader Steve Dely's event planning was invaluable to the success of the day. The event is planned to repeat. The Boy Scouts have indicated that they would like to assist in Lake Neepaulin beach area clean up. The Redevelopment agreement (ShopRite/Wiebel property) between Wantage Township and the Boro of Sussex has been studied and is ready for Wantage Mayoral signature.

OLD BUSINESS: None

NEW BUSINESS:

1. Mayor Bassani asked for a Motion to approve the following liquor license renewals for the July 1, 2016 through June 30, 2017 term:

- 1924-33-004-004, CT Productions, LLC, 1050 Rt. 23, trading as Glenbrook Restaurant.
- 1924-33-005-008, Celines Kitchen, LLC, 87 Route 23, trading as DJS 23 Pub & Grill.
- 1924-33-008-008, Jersey Innovative Investments, LLC, 205 State Rt. 23, Store 7, trading as Wantage Plaza Liquor Outlet.

Motion made by Mr. Morris. Second by Mr. Gaechter.

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

2. Mayor Bassani asked for a Motion to adopt on final reading Ordinance 2016-06, entitled "ORDINANCE APPROPRIATING THE SUM OF \$2,800 FOR THE PURCHASE OF A STORAGE SHED." (Fully funded ordinance from the Capital Improvement Fund for Emergency Management Equipment.) Mayor Bassani opened the meeting to the public for any questions or comments prior to roll call with respect to this proposed Ordinance. There was no public comment.

Motion made by Mr. Gaechter. Second by Mr. Morris.

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

3. Mayor Bassani asked for a Motion to approve the minutes of the Regular Meetings of the Wantage Township governing body held on May 26, 2016, with correction, (all present) and June 9, 2016 (all present).

Motion by Mr. Gaechter. Second by Mr. Morris.

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

OPEN PUBLIC SESSION:

John Nuss advises that New Jersey is the #1 state in the country for foreclosures, and that Sussex County is 3rd or 4th in the state. Mr. Nuss, a realtor, advised that there are (Zombie) houses in Wantage that are dangerously dilapidated, overgrown with vegetation, or moldy. It was discussed that some towns (Vernon was mentioned as having proposed an Ordinance regarding maintenance) are seeking to place responsibility for maintenance on banks or realtors, or are cutting the grass on some properties and placing a lien on those homes. Banks purchase these properties and then receive bids from various management companies, often out of the area, and often making it difficult to place the responsibility of maintenance in these changing hands. Mr. Nuss advises that the placement of trailers parked at Franklin Sussex Auto Mall is creating a site distance problem for drivers. Mr. Nuss states that RER is again exuding odors. Mr. Nuss states that RER has over 20 acres, but is being taxed on seven acres only.

Karen Merritt spoke about Zombie houses. Ms. Merritt advised that there are some townships on Long Island and some NJ towns (per CBS News) have established ordinances providing Zombie House maintenance, with a positive cash flow to the township. Ms. Merritt will send the links to the committee and Mr. Keinz.

Joe Retz expressed his displeasure with COAH. Mr. Retz indicated that the Dunkin Donuts (a small building) COAH payment was \$14,000, and based on that figure, he states that large buildings, ShopRite, for example, would be required to pay 100's of 1,000's of dollars in COAH fees, and that is why ShopRite will want to keep their building in Sussex Boro, where, stated Mr. Retz, there is no development ordinance. Mr. Retz feels that the program does not work, and adds that not all municipalities have joined the state COAH program.

Ann Smulewicz spoke about Lake Windsor, and questions why, after years of a Lake Windsor business running in violation without a variance, the business is now anticipated to apply for same in front of the Land Use Board. She feels that this has been mishandled by inspectors from the beginning, 14 years ago. Ms. Smulewicz feels that the issues she has with Wantage Stone have also been mishandled by the Land Use Board. Mayor Bassani responded that he will speak with the Land Use Board.

Philip Hockenberry, of Vernon, advises that he is a 1/3 owner of Block 2 Lot 2.001 on Lower Unionville Road. Mr. Hockenberry states that he gave the township a \$95,000 check in 1988. He requests a waste management plan. Attorney Keinz suggested that Mr. Hockenberry speak with Township Engineer Harold Pellow, and stated that the property is out of the sewer service area. Mr. Keinz further suggested that Mr. Hockenberry start with County 208 and then the Wantage Land Use Board. Mr. Keinz explained the concept of cluster housing.

Mayor Bassani Closed Open Public Session.

Mayor Bassani asked for a Motion to Adjourn.

Motion by Mr. Morris. Second by Mr. Gaechter.

Ayes: Gaechter, Morris, Bassani

Nays: None

Absent: None

Abstain: None

Respectfully Submitted,

Christine M. Von Oesen
Deputy Clerk