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, HELD AT 7 P.M. ON February 23, 2017

Mayor Morris 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 Jonathan Morris, Committeeman William Gaechter, and Committeeman Ronald Bassani . Also present: Administrator/Acting Clerk Debra Millikin and Mr. Glenn Kienz, Township Attorney.

Mayor Morris stated, "This meeting is being held in compliance with the provisions of the Open Public Meeting Act, P.L. 1975, Chapter 231. It has been properly noticed and certified by the Clerk."

CONSENT AGENDA

Mayor Morris requested a motion to approve the Consent Agenda items Resolution 28-2017 through 40-2017, 42-2017, and minutes from January 5, 2017 Mayor and Committee Organization Meeting, January 5, 2017 Mayor and Committee Regular Meeting, January 24, 2017 Mayor and Committee Special Meeting, and January 26, 2017 Mayor and Committee Regular Meeting. Motion made by Mr. Bassani with the removal of resolution 41-2017, and seconded by Mr. Gaechter.

Upon Roll Call:

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

TOWNSHIP OF WANTAGE

RESOLUTION 28-2017

AUTHORIZE EXECUTION OF SHARED SERVICE AGREEMENT FOR ANIMAL CONTROL AND POUND SERVICES WITH BOROUGH OF HAMBURG

WHEREAS, the Borough of Hamburg desires to enter into a shared service agreement with the Township of Wantage for animal control and pound services for 2017; and

WHEREAS, the annual fee for the calendar year 2017 is \$11,750.00; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wantage, Sussex County, New Jersey that the Mayor and Acting Municipal Clerk are authorized to execute an agreement for animal control and pound services with Borough of Hamburg for the calendar year 2017.

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Township Committee of the Township of Wantage, in the County of Sussex, New Jersey, at a meeting held on February 23, 2017.

TOWNSHIP OF WANTAGE

RESOLUTION #29-2017

A RESOLUTION SUPPORTING GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FISCAL GRANT CYCLE JULY 2014 – JUNE 2019

FORM 1B

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Township Committee of the Township of Wantage, County of Sussex, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Committee has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Sussex;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage, County of Sussex, State of New Jersey hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Sussex/Wantage Municipal Alliance grant for fiscal year 2018 in the amount of:

DEDR \$12,712.00 Cash Match \$3,179.00 In-Kind \$9,537.00

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

TOWNSHIP OF WANTAGE

RESOLUTION 30-2017

RESOLUTION DESIGNATING CONFLICT PUBLIC DEFENDER FOR 2017

WHEREAS, N.J.S.A. 40A:11-5 et. seq. Allows for a municipality to award a contract for professional services without public advertising for bids and bidding thereof under certain circumstances; and

WHEREAS, the Township has a need for assistance during this calendar year involving a conflict public defender; and

WHEREAS, the contract award for these services complies with requirements set forth by N.J.S.A.19:44A-20.4 et seq., as shown on the attached Pay to Play Compliance Statement; and

WHEREAS, the governing body of the Township of Wantage is of the opinion that the circumstances for professional service contractual arrangements, as required by NJSA 40A:11-5(1) are satisfied in this situation;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Wantage, in the County of Sussex, New Jersey, hereby approved without the need for public advertisement of bids and bidding thereof:

Awarded to: Daniel P. Agatino

Services: Conflict Public Defender
Duration: Calendar year of 2017
Amount: \$200.00 per case

Awarded to: Shepard Kays

Services: Conflict Public Defender
Duration: Calendar year of 2017
Amount: \$200.00 per case

BE IT FURTHER RESOLVED, in accordance with the requirements of N.J.S.A. 40A:11-5, the Township Clerk is hereby directed to post a copy of this resolution on the bulletin board of the Township Hall, and publish a brief public notice stating the nature, duration, service and amount of the contracts herein awarded, and stating that said contract and this resolution are on file and available for public inspection in the office of the Municipal Clerk.

TOWNSHIP OF WANTAGE

RESOLUTION #31-2017

AUTHORIZING REFUND BLOCK 88, LOT 29 AND BLOCK 147, LOT 3.01

WHEREAS, the Tax Collector has recommended the Mayor and Committee of the Township of Wantage reimburse funds for redemption of a tax sale certificate and tax overpayment.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wantage, County of Sussex, does hereby authorize the refund of

\$5,062.24 to US Bank, Block 88 Lot 29, for redemption of tax sale certificate 16-15 \$143.73 to Lemo Industries, Inc., Block 147 Lot 3.01, for tax overpayment

This Resolution shall take effect immediately.

TOWNSHIP OF WANTAGE

RESOLUTION #32-2017

AUTHORIZING REFUND FOR BLOCK 42, LOT 38

WHEREAS, the Land Use Secretary has recommended the Mayor and Committee of the Township of Wantage reimburse funds for land use application L-07-25.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wantage, County of Sussex, does hereby authorize the refund of

\$1,421.82 to Saddle Acre Farms for Block 42 Lot 38 for L-07-25

This Resolution shall take effect immediately.

TOWNSHIP OF WANTAGE RESOLUTION # 33-2017

AUTHORIZATION TO ENTER INTO SETTLEMENT OF TAX APPEAL REGARDING BLOCK 20, LOT 3; BLOCK 2, LOT 36.01; BLOCK 2, LOT 36.02 AS SET FORTH ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WANTAGE FOR PROPERTY OWNED BY WANTAGE 2002, LLC

- WHEREAS, Wantage 2002, LLC, the owner of property located at 455 Route 23 and Old Route 23, designated as Block 20, Lot 3; Block 2, Lot 36.01; and Block 2, Lot 36.02 as set forth on the official Tax Map of the Township of Wantage, has taken an appeal to the Tax Court of the State of New Jersey from the assessed value of said properties for tax years 2012, 2013, 2014, 2015 and 2016; and
- **WHEREAS**, Plaintiff has agreed to withdraw the appeals for the 2012, 2013, 2014, 2015 and 2016 tax years for Block 2, Lot 36.01; and Block 2, Lot 36.02; and
- **WHEREAS**, Plaintiff has agreed to withdraw the appeals for the 2012 and 2013 tax years for Block 20, Lot 3; and
- **WHEREAS**, the parties have agreed to a reduction in the property assessment for Block 20, Lot 3 for 2014 and 2015 from a total of \$11,200,500.00 to a total of \$10,680,000.00; and
- **WHEREAS**, the parties have agreed to a reduction in the property assessment for Block 20, Lot 3 for 2016 from a total of \$11,200,500.00 to a total of \$10,000,000.00; and
- **WHEREAS**, the Township Tax Assessor has agreed to the aforesaid reductions in the assessment for Block 20, Lot 3; and
- **WHEREAS**, the settlement results in a total tax refund of \$13,116.60 for tax year 2014; \$13,475.75 for tax year 2015; and \$32,101.37 for tax year 2016; and

WHEREAS, the property owner has further agreed to waive statutory pre-judgment interest on the tax refund, provided that it is paid within sixty (60) of the entry of judgment; and

WHEREAS, the Mayor and Township Committee of the Township of Wantage has determined that it is in the best interest of the Township to adjust the assessment on the aforesaid properties for the 2012, 2013, 2014, 2015 and 2016 tax years in accordance with the settlement.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Wantage, County of Sussex, State of New Jersey as follows:

The tax assessment on the property located at 455 Route 23 and designated as Lot 3 in Block 20 on the Tax Assessment Map of the Township of Wantage shall be reduced from a total of \$11,200,500.00 to a total of \$10,680,000.00 for tax years 2014 and 2015, and to a total of \$10,000,000.00 for tax year 2016.

The Township Tax Collector is hereby authorized to issue a refund in the form of credits against future tax property payments on the Block 20, Lot 3 property upon receipt of the Tax Court Judgments.

This Resolution shall take effect immediately or as otherwise provided by law.

TOWNSHIP OF WANTAGE

RESOLUTION #34-2017

RESOLUTION AUTHORIZING THE EXECUTION OF A 5 YEAR AGREEMENT BETWEEN WANTAGE TOWNSHIP FIRE DEPARTMENT AND FRANKFORD TOWNSHIP FIRE DEPARTMENT FOR MUTUAL AID

WHEREAS, the Township of Wantage Fire Department and the Frankford Township Fire Department, wish to re-enter into a mutual aid agreement for fire protection for Wantage Township; and

WHEREAS, the terms of the proposed agreement, effective January 1, 2017 to December 31, 2021, to provide mutual aid service to the Township of Wantage Fire Department; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Acting Municipal Clerk are authorized to execute the mutual aid agreement for fire protection between the Township of Wantage and the Frankford Township Fire Department, for a 5-year period, starting January 1, 2017; and

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be forwarded to the Frankford Township Fire Department.

TOWNSHIP OF WANTAGE

RESOLUTION #35-2017

RESOLUTION APPROVING LICENSE FOR RENEWAL OF SOIL REMOVAL PERMIT TO LOIS WRIGHT for 2017

WHEREAS, the Township of Wantage requires a Soil Removal Permit to be renewed yearly; and

WHEREAS, Lois H. Wright of 934 Route 23, Block 136, Lot 5 is requesting renewal of the permit for soil removal,

NOW, THEREFORE BE IT RESOLVED, that by the Township Committee of the Township of Wantage, County of Sussex that it hereby approves the renewal of the Soil Removal Permit for Lois Wright for 2017.

TOWNSHIP OF WANTAGE

RESOLUTION #36-2017

RESOLUTION APPROVING LICENSE FOR RENEWAL OF SOIL REMOVAL PERMIT TO SPACE FARMS REALTY for 2017

WHEREAS, the Township of Wantage requires a Soil Removal Permit to be renewed yearly; and

WHEREAS, Space Farms Realty, #218 Route 519, Wantage, NJ 07461, Block 160, Lot 2 is requesting renewal of the permit for soil removal,

NOW, THEREFORE BE IT RESOLVED, that by the Township Committee of the Township of Wantage, County of Sussex that it hereby approves the renewal of the Soil Removal Permit for Space Farms Realty for 2017.

TOWNSHIP OF WANTAGE

RESOLUTION #37-2017

RESOLUTION APPROVING LICENSE COIN OPERATED AMUSEMENT DEVICES FOR MR. RICHARD A. DENMAN for 2017

WHEREAS, the Township of Wantage requires a coin operated amusement devise license to be issued yearly; and

WHEREAS, Richard A. Denman, 61 DeWitt Road, Sussex, New Jersey, Block 139, Lot 22.01 is requesting renewal of license for coin operated amusement devices,

NOW, THEREFORE BE IT RESOLVED, that by the Township Committee of the Township of Wantage, County of Sussex that it hereby approves the renewal of the license coin operated amusement devices for 2017.

TOWNSHIP OF WANTAGE

RESOLUTION 38-2017

AUTHORIZE EXECUTION OF SHARED SERVICE AGREEMENT FOR ANIMAL CONTROL AND POUND SERVICES WITH TOWNSHIP OF LAFAYETTE

WHEREAS, the Township of Lafayette desires to enter into a shared service agreement with the Township of Wantage for animal control and pound services for 2017; and

WHEREAS, the annual fee for the calendar year 2017 is \$8,614.00; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wantage, Sussex County, New Jersey that the Mayor and Acting Municipal Clerk are authorized to execute an agreement for animal control and pound services with Township of Lafayette for the calendar year 2017.

TOWNSHIP OF WANTAGE

RESOLUTION 39-2017

AUTHORIZE EXECUTION OF AGREEMENT WITH SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY FOR CERTIFIED RECYCLING PROFESSIONAL TO CERTIFY THE 2016 ANNUAL RECYCLING TONNAGE REPORT

WHEREAS, Township of Wantage desires to enter into an agreement with the Sussex County Municipal Utilities Authority for a certified recycling profession to certify the 2016 annual recycling tonnage report;

WHEREAS, the award of the contract pursuant to N.J.S.A. section 13:1E-99.14 and pursuant to N.J.S.A. section 40A:11-5(2) is an exception to the bidding requirements as set forth in the "Local Public Contracts Law;"

WHEREAS, the fee for Sussex County Municipal Utilities Authority is \$250.00; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wantage, Sussex County, New Jersey that the Mayor and Acting Municipal Clerk are authorized to execute an agreement for certified recycling professional with the Sussex Municipal Utilities Authority to certify the 2016 annual recycling tonnage report.

TOWNSHIP OF WANTAGE

RESOLUTION #40-2017

AUTHORIZING REFUND FOR EVELYN VANDER GROEF FOR CA-LYN INDUSTRIES

WHEREAS, the Land Use Secretary has recommended the Mayor and Committee of the Township of Wantage reimburse funds for an outstanding performance bond.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Wantage, County of Sussex, does hereby authorize the refund of

\$3,133.37 to Evelyn Vander Groef for Ca-Lyn Industries 1989 performance bond 05-086.

This Resolution shall take effect immediately.

TOWNSHIP OF WANTAGE

RESOLUTION #42-2017
RESOLUTION APPROVING BILLS AND VOUCHERS FOR PAYMENT

BE IT RESOLVED by the Township Committee of the Township of Wantage in the County of Sussex that payment is hereby approved for all vouchers that have been properly authenticated and presented for payment, representing expenditures for which appropriations were duly made in 2016 and 2017 Budgets adopted by this local Governing Body, including any emergency appropriations, and where unexpended balances exist in said appropriation accounts for the payment of such vouchers.

Mayor Morris requested a motion to approve Bassani Power Equipment LLC PO # 14232 for \$88.51 on the Bill List. Motion made by Mr. Gaechter and seconded by Mayor Morris.

Upon Roll Call:

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

Mayor Morris requested a motion to approve Resolution 39-2017 Authorizes Execution of Agreement with Sussex County Municipal Utilities Authority for Certified Recycling Professional to Certify the 2016 Annual Recycling Tonnage Report. Motion made by Mr. Gaechter and seconded by Mr. Bassani.

Upon Roll Call:

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

TOWNSHIP OF WANTAGE

RESOLUTION 39-2017

AUTHORIZE EXECUTION OF AGREEMENT WITH SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY FOR CERTIFIED RECYCLING PROFESSIONAL TO CERTIFY THE 2016 ANNUAL RECYCLING TONNAGE REPORT

WHEREAS, Township of Wantage desires to enter into an agreement with the Sussex County Municipal Utilities Authority for a certified recycling profession to certify the 2016 annual recycling tonnage report;

WHEREAS, the award of the contract pursuant to N.J.S.A. section 13:1E-99.14 and pursuant to N.J.S.A. section 40A:11-5(2) is an exception to the bidding requirements as set forth in the "Local Public Contracts Law;"

WHEREAS, the fee for Sussex County Municipal Utilities Authority is \$250.00; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wantage, Sussex County, New Jersey that the Mayor and Acting Municipal Clerk are authorized to execute an agreement for certified recycling professional with the Sussex Municipal Utilities Authority to certify the 2016 annual recycling tonnage report.

REPORTS

Clerk – Mrs. Millikin advised that a member of the public advised of a correction needed in the minutes February 11, 2016. Apparently in the minutes the consent agenda was not

included within the minutes. The updated minutes now reflect the consent agenda. Mr. Bassani made a motion to accept the change and was seconded by Mr. Gaechter.

Upon Roll Call:

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

Administrator – Mrs. Millikin advised that Sussex Borough has requested our two very old plows for the Borough's use. Mr. Wagner and I discussed there is not need for these plows since there are no pistons on these plows. approves this to move forward I will work with Mr. Kienz on the ordinance.

Mayor Morris asked the Committee's thoughts. Mr. Bassani asked Mr. Kienz's recommendation. Mr. Kienz stated an ordinance can be drafted under the Municipal Land Use Law that allows for exceptions to allow for other veterans as well as exempt them from the COAH fee. Mr. Bassani questioned would the ordinance read that 100% disabled. Mr. Kienz advised it would be based on the specific law based on the exception. Mr. Bassani stated he would recommend that Mr. Kienz draft this ordinance for the next meeting. Mr. Gaechter seconded the recommendation to have Mr. Kienz draft the COAH Fee. All in favor "Aye"

Mrs. Millikin next requested establishing dates for the budget meeting. January 23rd, January 24th prior to the regular meeting, January 30th, January 31st, February 2nd. January 24th at 5 p.m. to 7:00 p.m. She recommended setting up another meeting the following week if the Committee Members are available. February 2nd at 5:30 p.m. for the other hearing with the department representatives.

Attorney – Mr. Kienz said thank you for the reappointment and looking forward to a good year.

Mayor – none

Committee Member Report - Mr. Gaechter - none

Committee Member Report – Mr. Bassani – none

OLD BUSINESS - None

NEW BUSINESS

Introduction of Ordinance

Mayor Morris will request a motion to approve the first reading of Ordinance #2017-1. An Ordinance to Release and Extinguish the Right of the Public on a Portion of Black Dirt Road.

Motion made by Mr. Bassani, and seconded by Mr. Gaechter.

Upon Roll Call:

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

ORDINANCE #2017-1

AN ORDINANCE TO RELEASE AND EXTINGUISH THE RIGHT OF THE PUBLIC ON A PORTION OF BLACK DIRT ROAD

WHEREAS, Black Dirt Road, a portion of which is unimproved, is a right of way and/or paper street located within the Township of Wantage in the County of Sussex which was previously created for public use; and

WHEREAS, the Township Committee of the Township of Wantage believes that the public interest would be best served by abandoning, vacating, releasing and extinguishing any and all public rights which the Township may have in and to the portion of Black Dirt Road from Lot 3.02 in Block 34 and Lot 1.04 in Block 30 to the existing northerly right of way line of the existing cul-de-sac on Black Dirt Road as more particularly described in Schedule A attached hereto; and

WHEREAS, upon successful adoption of this Vacation Ordinance, one half of the area to be vacated would be conveyed to each of the adjoining property owners; and

WHEREAS, it has been demonstrated that the portion of Black Dirt Road described in this Ordinance is not needed for public use and would not prevent police and emergency vehicles from accessing adjacent properties; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wantage that:

Section 1. That portion of the right-of-way of Black Dirt Road described on Schedule "A" annexed and incorporated in this Ordinance be vacated and the public rights in the road extinguished, excepting all rights and privileges currently possessed by public utilities, as defined in N.J.S.A. 48:2-13, and by any cable television company as defined the "Cable Television Act", N.J.S.A. 48-5A-1, et seq., to maintain, repair and replace their existing facilities in, adjacent to, over or under the road to be vacated.

Section 2. One-half of the portion to the center line of Black Dirt Road being vacated shall be added to Lot 1.04 in Block 30 and one-half of the portion to the center line of Black Dirt Road being vacated shall be added to Lot 3.02 in Block 34.

Section 3.

- 1. After being introduced and having passed a first reading, this Ordinance shall be published at least once not less than ten (10) days prior to the time fixed for further consideration for final passage.
- 2. At least one (1) week prior to the time fixed for further consideration of this Ordinance for final passage, a copy thereof, together with notice of its introduction and the time and place when and where the Ordinance will be further considered for final passage, shall be mailed to every person whose lands are contiguous to the vacated portion of Black Dirt Road as described on Schedule "A" and to all other persons the Township Committee reasonably believes are the owners of lands that may be affected by this Ordinance. The Township Clerk shall mail said notice in accordance with N.J.S.A. 40:49-6.
- **Section 4.** Copies of this Ordinance shall be on file in the Office of the Township Clerk and are available for inspection. The Township Clerk shall, within sixty (60) days of the effective date of this Ordinance, file a copy of this Ordinance certified by her under seal of the Township to be a true copy thereof, together with a copy of the proof of publication thereof, with the Clerk of Sussex County.
- **Section 5.** It is the interest of the Township Committee to vacate the aforementioned interests the public may have in the right of way, and to provide that all interest in the right of way, in its "as is" condition, be conveyed to the adjoining property owners.
- **Section 6.** The Mayor and Township Clerk are authorized and directed to execute any documents as may be required to complete the transfer of whatever interest the public may have had, now vacated, in the property described above.

Section 7. If any part of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of the Ordinance. Any Ordinance or portion thereof that may be inconsistent with the Ordinance is hereby repealed to the extent of the inconsistency.

Section 8. Effective Date. This Ordinance shall take effect in the time and manner prescribed by law.

Proclamation

Mayor Morris read the proclamation in to the record.

Office of the Mayor

PROCLAMATION

WHEREAS, all children in Wantage Township should have access to the highest-quality education possible; and,

WHEREAS, Wantage Township recognizes the important role that an effective education plays in preparing all students in Wantage Township to be successful adults; and

WHEREAS, quality education is critically important to the economic vitality of Wantage Township, and

WHEREAS, is home to a variety of high quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home; and

WHEREAS, educational variety not only helps to diversity our economy, but also enhances the vibrancy of our community; and

WHEREAS, Wantage Township has many high-quality teaching professionals in all types of school settings who are committed to educating our children, and

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, I, Jonathan Morris, Mayor of the Township of Wantage, do hereby recognize January 22-28, 2017 as Wantage Township School Choice Week, and I call this observance to the attention of all of our citizens.

Jonathan Morris, Mayor

Dated: January 5, 2017

Mr. Bassani wanted to thank the Committee for approve the ordinance for placing flags at half-staff and to continue with the process to get the flag poles constructed. He would like to see this through as it moves forward. Mayor Morris also recommended reaching out to the American Legion

OPEN PUBLIC SESSION

Ms. Kathy Gorman stated she was disappointed with changes not made this year, however, she is happy with keeping Mr. Kienz as the Township Counsel. She brought up the Shop Rite matter and stated she is not against this, however, feels there is a better location for the Shop Rite at the Biscack property as an anchor store. This would be a great location and would welcome people to the Township. She also stated she is concerned with more housing being built due to foreclosures. Also, a concern about the Ames shopping with at least 500 cars siting on the site. She stated Wantage could use the Shop Rite ratable and why did the Land Use Board not push Ronetco to locate at the Biscack property. She feels it will be an ugly supermarket with a bad entrance. Route 23 is not meant for tractor trailers to go through this area. Mr. Gaechter your store will be effected by the increased truck traffic.

There being no other member of the public wanting to speak Mayor Morris closed the public session.

Mayor Morris asked for a Motion to adjourn the meeting.

Motion by Mr. Bassani. Second by Mr. Gaechter.

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

Meeting adjourned at 7:57 p.m.

Respectfully Submitted

Debra Millikin, Acting Municipal Clerk