

**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 7:00 P.M. ON  
April 25, 2019**

Mayor Bassani called the meeting to order at 7:00 p.m. and requested that the Clerk call the roll. Upon roll call, the following members of the governing body were present: Mayor Ronald Bassani, Deputy Mayor Jonathan Morris and Committeeman William Gaechter. Also, present: Acting Administrator Mrs. Jeanne McBride.

Mayor Bassani 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 Bassani requested a motion to approve Resolution #54-2019 through Resolution #62-2019.

A motion was made by Mr. Gaechter and seconded by Mr. Morris

Upon Roll Call:

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

**TOWNSHIP OF WANTAGE  
RESOLUTION #-2019-54  
RESOLUTION AUTHORIZING A DISABLED VETERAN  
EXEMPTION ON BLOCK 21 LOT 3**

**WHEREAS**, The Department of Veteran Affairs determined that John W. Lewis at 53 Walnut St, Block 21 Lot 3 had a service connected disability that was totally disabling effective November 30, 2017.

**WHEREAS**, the Tax Assessor has received a Claim for property tax exemption on dwelling house of Disabled Veteran, which was approved by the Tax Assessor on March 27, 2019.

**WHEREAS**, as per N.J.S.A.54: 4-3.30et seq, Mr. Lewis is entitled to a tax exemption on his property located at 53 Walnut St from March 20, 2019 the date he purchased and began residing in the home.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The Tax Collector is authorized to cancel taxes billed from March 20, 2019 to June 30, 2019 in the amount of \$ 949.40.
2. The Tax Collector is authorized to cancel taxes billed from July 1, 2019 to

December 31, 2019 when the 2019 Final Tax Billing is completed.

3. The property will be marked as exempt in the 2020 list.

This Resolution shall take effect immediately.

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**TOWNSHIP OF WANTAGE  
RESOLUTION #-2019-55  
RESOLUTION AUTHORIZING A DISABLED VETERAN  
EXEMPTION ON BLOCK 45 LOT 17.05**

**WHEREAS**, The Department of Veteran Affairs determined that Alexander Razumov at 71 Neepaulin Dr, Block 45 Lot 17.05 had a service connected disability that was totally disabling effective October 22, 2018.

**WHEREAS**, the Tax Assessor has received a Claim for property tax exemption on dwelling house of Disabled Veteran, which was approved by the Tax Assessor on April 15, 2019.

**WHEREAS**, as per N.J.S.A.54: 4-3.30et seq, Mr. Razumov is entitled to a tax exemption on his property located at 71 Neepaulin Dr from March 27, 2019, the date he purchased and began residing in the home.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

2. The Tax Collector is authorized to cancel taxes billed from March 27, 2019 to June 30, 2019 in the amount of \$2,324.07.
2. The Tax Collector is authorized to cancel taxes billed from July 1, 2019 to December 31, 2019 when the 2019 Final Tax Billing is completed.
3. The property will be marked as exempt in the 2020 list.

This Resolution shall take effect immediately.

**TOWNSHIP OF WANTAGE  
RESOLUTION #-2019-56**

**RESOLUTION OF INTENT TO ASSIGN TAX SALE CERTIFICATE**

**WHEREAS**, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and

**WHEREAS**, NJSL 301, LLC has presented an offer to purchase, by assignment, Certificate of Sale # 2018-006, which was issued to Wantage Township at a tax sale and is against Block 18 Lot 24, known as 108 Rt 565, Wantage, New Jersey, and assessed to Gail C & Megan A Piazza;

**WHEREAS**, the Tax Collector has reported that the amount that shall be due (if not redeemed beforehand) on the Certificate as of May 23, 2019 will be the sum of \$13,447.90;

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the Township of Wantage will consider authorizing the assignment of the above Certificate to NJSL 301, LLC or its designee at its May 23, 2019 meeting on condition that the Township complies with the notice requirements set forth in N.J.S.A. 54:5-114 and that NJSL 301, LLC or its designee delivers to the Township of Wantage Tax Collector guaranteed funds payable to the Township of Wantage in the amount of \$13,447.90 by no later than May 22, 2019.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Tax Collector.

**TOWNSHIP OF WANTAGE  
RESOLUTION #-2019-57**

**RESOLUTION OF INTENT TO ASSIGN TAX SALE CERTIFICATE**

**WHEREAS**, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and

**WHEREAS**, NJSL 301, LLC has presented an offer to purchase, by assignment, Certificate of Sale # 2018-014, which was issued to Wantage Township at a tax sale and is against Block 76 Lot 6, known as 110 South Shore Dr, Wantage, New Jersey, and assessed to ST Developers, LLC;

**WHEREAS**, the Tax Collector has reported that the amount that shall be due (if not redeemed beforehand) on the Certificate as of May 23, 2019 will be the sum of \$9,610.72;

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the Township of Wantage will consider authorizing the assignment of the above Certificate to NJSL 301,

LLC or its designee at its May 23, 2019 meeting on condition that the Township complies with the notice requirements set forth in N.J.S.A. 54:5-114 and that NJSL 301, LLC or its designee delivers to the Township of Wantage Tax Collector guaranteed funds payable to the Township of Wantage in the amount of \$9,610.72 by no later than May 22, 2019.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Tax Collector.

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**TOWNSHIP OF WANTAGE  
RESOLUTION AUTHORIZING CANCELLATION  
OF MUNICIPAL CERTIFICATE OF SALE  
RESOLUTION #-2019-58**

**WHEREAS**, on property known as Block 47 Lot 2 Q0101 a Tax Lien was struck off to Wantage Township on December 3, 2018;

**WHEREAS**, the Tax Collector has received the funds necessary to redeem this certificate.

**WHEREAS**, the cancellation of the certificate requires the original signatures of the Clerk and Mayor and be affixed with the Municipal Seal.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Committee of the Township of Wantage that the Mayor and Clerk endorse the back of the original certificate and the Municipal Seal be affixed to same.

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**TOWNSHIP OF WANTAGE**

**RESOLUTION #-2019-59**

**RESOLUTION OF INTENT TO ASSIGN TAX SALE CERTIFICATE**

**WHEREAS**, N.J.S.A. 54:5-113 authorizes assignment by a municipality of tax sale certificates for the full amount of the certificate, including all subsequent municipal taxes and other municipal charges; and

**WHEREAS**, NJSL 301, LLC has presented an offer to purchase, by assignment, Certificate of Sale # 2018-024, which was issued to Wantage Township at a tax sale and is against Block 150 Lot 6.03, known as 66 Medaugh Rd, Wantage, New Jersey, and assessed to Michael D & Margaret B Lynes;

**WHEREAS**, the Tax Collector has reported that the amount that shall be due (if not redeemed beforehand) on the Certificate as of May 23, 2019 will be the sum of \$24,893.51;

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the Township of Wantage will consider authorizing the assignment of the above Certificate to NJSL 301, LLC or its designee at its May 23, 2019 meeting on condition that the Township complies with the notice requirements set forth in N.J.S.A. 54:5-114 and that NJSL 301, LLC or its designee delivers to the Township of Wantage Tax Collector guaranteed funds payable to the Township of Wantage in the amount of \$24,893.51 by no later than May 22, 2019.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to the Tax Collector.



**TOWNSHIP OF WANTAGE**

**RESOLUTION #-2019-60**

**AUTHORIZING REFUND**

**WHEREAS**, the Deputy Clerk has recommended the Mayor and Committee of the Township of Wantage reimburse funds for an overpayment of a dog license.

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

\$4.00 Florence Corbett, 4 Turner Road, for Overpayment on Dog License 1231.

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**TOWNSHIP OF WANTAGE**

**RESOLUTION #-2019-61**

**AUTHORIZING REFUND**

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

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

\$23,394.44 to US Bank for Block 150, Lot. 7.04, 1279 Route 23, for tax sale certificate 16-18.

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**TOWNSHIP OF WANTAGE**

**RESOLUTION #-2019-62**

**AUTHORIZING REFUND**

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

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

\$5,216.88 to Parker Worth for Block 50 Lot 61, 3 Warren Lane, for tax sale certificate 2018-012.

\$1,359.82 to US Bank for Block 45 Lot 16.02, 7 Holly Street, for tax sale certificate 2018-010.

\$200.00 to US Bank for Block 45 Lot 16.02, 7 Holly Street, for tax sale premium, certificate 2018-010.

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## REPORTS

Clerk/Administrator – None

Attorney – Mr. Kienz opened the discussion regarding the purchase/closing of the Berry Road property.

Mayor Bassani spoke of a recent inspection, specifying items not yet removed from the property. Discussion ensued regarding the amount of escrow required for the Township to bring in an outside vender. The committee unanimously agreed to give authorization to Mr. Karp to request \$25,000.00 in escrow to cover the cost of the removal.

Mr. Morris - SWAC Solid Waste Advisory Council , is a sub-committee established in Sussex County, himself, along with Mayor Shortway from Vernon and a Sparta member, have been asked to bring recommendations on different DEP issues to the Sussex County Board of Chosen Freeholders.

Mr. Gaechter – None.

Mayor Bassani - On April 16, 2019 Mr. Bassani met with John Gottheimer at his annual meeting at the Airport Diner. Mr. Gottheimer met with the residents discussing the ongoing soil dumping problems in Sussex County, and any other issues the residents wish to discuss. Mr. Bassani met with the Lake Windsor Property Owners Association, to discuss their concerns.

Mr. Bassani attended a Chamber of Commerce meeting at Friendly's Restaurant on April 17, 2019 trying to promote our local ratables.

Finally, the Mayor attended an active shooter drill at High Point Regional High School, the NJ State Police, local Fire Departments and Ambulance Squads were all in attendance.

## **NEW BUSINESS**

Mr. Bassani discussed the new regulations the DEP is planning on placing on the C1 waterways. The regulations would hinder a good portion of Wantage Township. Mr. Bassani would like to express our displeasure regarding future consequences. Public comments must be made by May 3, 2019

Michael Restel starts as the new Township Administrator on April 29, 2019

## **INTRODUCTION OF ORDINANCE**

Mr. Bassani explained the background on the "Dirty Dirt" ordinance. The ordinance currently in place requires an update. The new ordinance is much stricter, with the objective of intimating people from bringing the soil to Wantage.

The grey area is landscapers and smaller business. Landscapers work according to the weather; they may work nights and weekends while the Township Building is closed.

Mr. Kienz stated there is a thirty-day provision to apply at the municipal building. Mr. Kienz would rather have the ordinance too strict than not strict enough. Discussion ensued.

Mayor Bassani stated **A motion is in order to introduce on first reading an Amendment to Ordinance #2019-04** An Ordinance of the Township of Wantage, County of Sussex, State of New Jersey, Repealing Chapter 23 of the Municipal Code of the Township of Wantage Entitled "Soil Removal" & Replacing It With a New Chapter 23 of the Municipal Code of the Township of Wantage Entitled "Wantage Township Soil Importing and Exporting".

A motion was made by Mr. Morris and seconded by Mr. Gaechter.

Upon Roll Call:

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

Ms. Weiss of Wantage asked how it will be enforced. Mr. Kienz replied Mr. Stefanelli, Mr. Abate, and Mr. Pellow are all enforcement officials.

#### **APPROVAL OF MINUTES**

Mayor Bassani stated a motion is in order to approve the minutes of the Mayor and Committee Meeting April 11, 2019.

A motion was made by Mr. Morris and seconded by Mr. Gaechter.

Upon Roll Call:

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

#### **OPEN PUBLIC SESSION**

Mayor Bassani opened the meeting to the public.

Mr. Eric Schlueter of 17 Bridal Way stated his displeasure regarding the destruction of his neighborhood by repaving. He explained the curbing has many strikes made by the equipment while repaving. Discussion ensued with the committee and Mr. Schlueter.

Bernard Langevin of 1263 Route 23, asked the committee if anything will be done regarding the noise of the Bird Sanctuary. As Wantage has no noise ordinance Mr. Kienz stated he will investigate a state noise ordinance

Mr. John Diffley of 401 Pidgeon Hill Road is happy to see the updated noise ordinance, he asked the committee to not skimp on the enforcement, he believes enforcement is the key.

There being no other public this portion of the meeting was closed.



Mayor Bassani requested a Motion to adjourn made by Mr. Morris and seconded by Mr. Gaechter.

Upon Roll Call:

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

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Jeanne McBride, Acting Municipal Clerk