

JEFFERSON TOWNSHIP COUNCIL

Regular Meeting

January 16, 2013

Municipal Building, Council Chambers

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Roll Call

Present	Absent
Mr. Dunham	
Mrs. Merz	
Mr. Birmingham	Vice President Sanchelli
President Yocum	
Township Attorney, Lawrence Cohen	
Lori Harvin, Township Clerk	

Mrs. Harvin said, "Let the record show that CFO William Eagen and Administrator James Leach are present."

Notice of Presiding Officer

President Yocum said, "This Regular Council meeting for January 16, 2013, commencing at 7:00 p.m. has been properly noticed in accordance with the Open Public Meetings Act by notice to the official newspapers of the Township on January 10, 2013."

Appointment of Firefighters to Fire Company No. 1: Regina J. Cabrera, Andrew J. Bavosa and Todd M. Evans

President Yocum asked the new Firefighters to come forward along with Chief VanVeen. President Yocum administered the Oath of Office to Regina J. Cabrera, Andrew J. Bavosa and Todd M. Evans and presented each new member with a Certificate of Appreciation and a Township pin and pen.

Approval of Minutes of Previous Meetings

- **January 2, 2013 Reorganization/Regular All Members Present**

Motion: Dunham, second Birmingham	
Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Public Hearing Community Development Block Grant Application

▪ Senior Center Roof Replacement – Grant Request \$28,000

Leach explained that Community Development is a Program run by the Department of Housing and Urban Development to facilitate community improvements in areas that predominantly serve low and moderate income populations. Senior Citizens qualify and the Township participates in the County's program. Leach said that there are 2 roofs on the Senior Center now and the proposal includes stripping the 2 roofs; replacement of the wood; removal of debris; relining of the chimney; replacement of portions of the chimney and replacement of the roof. The total estimate for the cost of the project is \$29,670; the grant request is \$28,000.

Dunham asked if the chimney is included in the cost. Leach said yes, the chimney was inspected and the part that is exposed above the roof must be replaced. The chimney will also be relined. Birmingham commented that grants are not usually turned down for this facility because of the services that take place in the building. Leach said the building is leased to the County as a Nutrition site so it serves beyond Jefferson.

Yocum opened the meeting up to the public for any questions specific to the Community Development Block Grant Application and seeing no one come forward, he closed the public portion of the meeting.

MOTION: Approve Application for Community Development Block Grant-2013 Senior Center Roof Replacement; 56 Schoolhouse Road, Oak Ridge, NJ 07438

Motion: Birmingham, second Dunham	
Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

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Council Reports

- **Budget Meeting Dates**

Yocum announced Budget meeting dates:

Budget Meetings

February 6, 2013 at 6:00 p.m.

February 13, 2013 at 7:00 p.m.

February 27, 2013 at 6:00 p.m.

Harvin commented that February 27 is not a good date for Merz and Sanchelli. Yocum said there will be dates that are only good for 3 people, right now, the Council will get them on the calendar and another date can be set later.

Motion: Budget Meeting Dates

Motion: Yocum, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Merz had no report this evening

Birmingham said he would like to ask the Council to change the meeting time for the February 20 meeting from 7:00 p.m. to 8:00 p.m. This is the night of the annual Morris County League of Municipalities dinner when the State of the State address is held. Yocum asked if the meeting should be moved from February 20 to February 27.

**Motion: Cancel February 20, 2013 Meeting, Schedule Regular Meeting
February 27, 2013, 7:00 p.m.**

Motion: Yocum, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Birmingham reported that a meeting was held with the Watershed Coalition. Birmingham said West Milford has been spearheading this and he attended the meeting along with Leach, Eagen and two representatives from Princeton Public Affairs. The Township has been the custodians of many acres of land with the Jersey City Watershed and the Newark Watershed. Birmingham said that a couple years ago, the tax revenue from all those hundreds of acres of land dropped from a little over \$200,000 to about \$20,000. Birmingham said that the Watershed Coalition would like to stop the loss of some of the tax levy from the Newark Watershed property. Jefferson has a little over 3400 acres. West Milford is under contract with Princeton Public Affairs and as part of the Coalition, Jefferson's share would be \$6,000 (\$500 per month). The other towns in the Coalition are: West Milford, Vernon, Hardyston and Rockaway Township. Leach said that the watershed land has diminished in value to the point where in West Milford now, it is valued at \$1500 per acre even though Open Space land sells for between \$5,000-\$10,000 per acre. Leach said that Newark still sells the water and makes money. Leach said that the Lobbyist will attempt to have a water usage fee added on to the water that is generated from the Water Shed and that fee will be split between Newark for owning and maintaining the water supply and the host communities to the Water Shed. Birmingham said that the bulk of the taxes that they pay actually goes to the schools because more revenue goes there. Cohen said that there are pending Tax Appeals right now with the Newark Water Shed and this year it is about to go to trial.

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Leach said this would be an Interlocal Services Agreement with West Milford and all the information will be sent to the Council by Friday for the February 6 Agenda.

Administrative Reports of Mayor and Administrator

Leach reported that he has a report from the Tax Assessor, Shawn Hopkins. The State of New Jersey allowed for adjustments to be made to the 2013 Tax Assessments due to damage which occurred on property because of the October Storm. The extension of time has been granted to file the tax list until January 25th. A review of all applications has been completed and properties which sustained serious damage due to Sandy have been observed. The Council has been provided with a spreadsheet with reductions per property. A total of 20 properties were reviewed with 18 receiving reductions totaling \$731,900. Upon completion of repairs, an added assessment will be incurred to raise the assessment back to its original value.

Yocum requested a list from the Building Department detailing the volume of the work that is being done on the homes that were damaged by the storm. Yocum asked if any homes are still uninhabitable, such as the home on Stoneybrook. Leach said he will have that information by Friday.

Merz asked if this just refers to structural damage and not property damage. Cohen said that this refers to damage to the actual building structure. Merz said that she was asked about trees lost on property. Cohen said that any property questions should be discussed with the Assessor.

Miscellaneous/Public Portion

Yocum opened the meeting up for questions and comments.

Thomas Flinn, Esq. came forward along with Tim Clancy and Karen Urban of 181 South New Jersey Avenue. Flinn explained that he is here to speak on behalf of his clients about serious concerns and complaints that have been made to various departments within the town. Flinn said that the complaints were made regarding 175 and 179 South New Jersey Avenue. A summary of the complaints includes: an abandoned, unregistered truck which has been on the property since the summertime; the dumping of air conditioners on the property; the dumping of e-waste on the property; a trash can full of leaking cologne bottles. Mr. Clancy's complaint is that there is the appearance that a salvage or scrap business is being operated from these properties. Flinn said the residents of the properties are tenants. Flinn detailed fuel oil or oil being spilled on the property. As a result of the complaints, it was determined by Building Official, Thomas Mahoney, and Special Police Officer, Diamond, that 175 is unfit for habitation.

Flinn stated that the residents of the street are being made to feel unsafe in their neighborhood and that their complaints are a nuisance. Flinn asked that the Council look into these issues and address the concerns and see that the property maintenance codes and zoning codes are followed.

Yocum said that any time a residents feels the need to attend a Council meeting represented by an attorney, the matter has reached a point where the Council must figure out what is going on. Yocum requested that the Administration prepare a report of all of the Complaints on the property and any paperwork/violations that have been issued up to this point. Yocum asked that Mr. Clancy and Mr. Flinn also receive a copy of the same report that the Council receives with an update of what is being done. Yocum said that the Council needs the facts before anyone can move forward.

Glen Marion said he lives on Schwartz and Main and he walks down New Jersey every day. He said it is not commercial property on that street and he has seen the air conditioners.

Yocum closed the public portion of the meeting.

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Ordinances for First Reading:

Ordinance #1-13: Ordinance Vacating A Portion of "Old Heller's Lane" in the Township of Jefferson, County of Morris and State of New Jersey is offered for adoption on first reading with second reading and final hearing scheduled for February 27, 2013

Motion: Merz, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Resolutions

Resolution #13-6 Professional Services Contract for Courter, Kobert & Cohen – Lawrence P. Cohen, Esq., Township Attorney, and Howard A Vex, Esq. Special Labor Counsel; for the period ending December 31, 2013 (8-A)

Motion: Dunham, second Yocum

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Not Voting
Vice President Sanchelli	Absent
President Yocum	Aye

Resolution #13-7: Approval of Bills (Remove PO 12-04154 Tri School PTA) (8-B)

Motion: Dunham, second Birmingham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Motion: Approve PO No. 12-04154 Tri School PTA in the amount of \$2,404.85

Motion: Yocum, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Not Voting
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Resolution #13-8: Authorize Passage of Consent Agenda (8-C)

Motion: Dunham, second Yocum

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

Miscellaneous/Public Portion

No one came forward.

Adjournment at 7:58 p.m.

Motion: Birmingham, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye
Vice President Sanchelli	Absent
President Yocum	Aye

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Dated: January 16, 2013

Attested:

Approved:

Lori Harvin, Township Clerk

Richard W. Yocum, Council President