

JEFFERSON TOWNSHIP COUNCIL

Regular Meeting

October 21, 2015

Jefferson Township Municipal Building

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Roll Call

Present

Absent

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

Mrs. Harvin said, "Let the record show that Administrator, James Leach, is present."

Salute to the Flag

Yocum asked everyone to rise to salute the flag.

Notice of Presiding Officer

President Yocum said, "This Regular Council meeting for October 21, 2015, 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 October 15, 2015."

Dog Park Update by Dog Park Committee

(100-A)

Committee Members, Lori Calderone and Nancy Stryker, came forward and detailed the progress of the Committee to date. Calderone and Stryker discussed the acquisition of the fencing and the need to obtain 501c3 status. Cohen offered the assistance of his firm with obtaining the 501c3. Yocum suggested a donation from the town of \$5,000 toward fencing and future expenses. Leach commented that if the Council is in agreement, the funds can be added to an Ordinance that he will be proposing for Council introduction in November. Merz commented that at some point there should be a discussion about the insurance and legalities.

Approval of Minutes of Previous Meeting

October 7, 2015 Regular All Members Present

Motion: Dunham, second Birmingham

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

Council Reports

Birmingham reported that he was happy to find out that West Milford won their appeal on the Newark Watershed property. Birmingham commented that Newark has been in the position to make millions of dollars from the water it sells. Cohen said that he is not sure if this Court decision will have an impact on Jefferson Township's case, however, it has been approved to move forward.

Dunham reported that he attended the Library Board meeting. Dunham reported that the Library Board's income has gone up slightly, however, expenses are becoming problematic. The Library has a \$40,000 heat exchanger that must be replaced. The Board has planned a temporary fix to get the building through the winter but the work must be done.

Sanchelli reported that the 27th Annual Haunted House at the Fall Festival was a great success. The 75 volunteer participants did an outstanding job. This year a vortex was created. Sanchelli reported that approximately 1300 patrons visited the Haunted House and 2 critics reviewed the Haunted House and had nothing but praise.

Merz reported that she attended the Fall Festival and it was a beautiful day and well attended. Merz commented on all the community groups that were in attendance and the nice goody bags for the children.

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Merz said she would like to thank the Administration and the Recreation Department for the coordination and the use of the Building for the Morris County Clerk's Office to process passports. At the last count, 78 passports were processed in 3-1/2 hours. The Republican Club supplied refreshments and members were there to assist the Morris County Clerk's Office in order to get everything done.

Merz suggested that when there is talk about fundraising, Camp Jefferson's buildings have some areas for work and projects that need to be done.

Merz announced that JT CONNECT has another Post Traumatic Stress Program at American Legion Post 245 in Lake Hopatcong. It mirrors what was done at the Post in the Oak Ridge section. Veteran's IDs will be done on November 12, between 4 pm and 6 pm. Anyone who lives in Jefferson Township or Morris County that would like to obtain their Veteran's ID can apply. Merz said that this is a way to preserve their DD214. If there is ever an issue about their Veteran's Benefits, it is easily accessible by the veteran or their family. Immediately, following there will be the program on Post Traumatic Stress with the gentlemen who provides dogs to veterans who suffer from PTSD at no cost.

- Motion: Change Meeting date from Veteran's Day, Wednesday, November 11, 2015 to Tuesday, November 10, 2015 at 7:00 p.m.

Motion: Yocum, second Sanchelli

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

Administrative Reports of Mayor and Administrator

Leach reported that the expenses from the property maintenance clean up on Venetian Drive have been recovered and placed back into the property maintenance account.

Leach said that the town has obtained the Deed to 8 Willis Street and the property is being cleaned up and the building demolished. Eventually the property will be sold to the adjoining property owners.

Leach reported that there is a lot on the corner of Espanong Road. It is the last piece of property owned by Consumer Coal and Ice. The taxes are current and the company will deed the property to the town. Leach recommended that the town take the property. Cohen said this can be done by Resolution since no money is being spent. The Council was in agreement.

Leach reported that he and Eagen have gone through the old Capital Ordinances and Capital Accounts with funds left over. The accounts range from \$18,000 from a fire truck purchase to \$30.00 for recreation equipment. Leach said that the Administration intends to do an Ordinance to cancel those funds and introduce a self funding ordinance to use these funds for the generator project at the Milton First Aid Squad. Leach advised that the second Ordinance is to appropriate \$50,000 out of the Water Capital. The bid opening was done this week for the well redevelopment project and it was in excess of the engineer's estimate. Leach said the well redevelopment must be done. It should be done at 20 percent and the wells are getting down to 40 percent. Leach said the ordinance will be ready for introduction at the November 10 meeting.

Miscellaneous/Public Portion: No one came forward.

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Yocum asked Leach if there will be another meeting of the White Rock Lake Committee. Leach said he has been in touch with them and he will set up another meeting after the first of the year.

Dunham asked the Administration for a report of the 2015 Summer Camp Season.

Unfinished Business

- **Lake Swannanoa Enhancement of Benefits Assessment Report**

Yocum said that the Council has received a long, detailed and comprehensive report from the Tax Assessor. Yocum said the law is very clear on what should happen and how it should happen. Yocum said that he feels the document the Council has received is based on the language of the law. The Council cannot go outside of the scope of the law and must be guided by the law.

Dunham asked Cohen what the next step would be if the Council decides to follow the plan that has been presented.

Cohen said that the next step would be to adopt an Ordinance for the assessment. Cohen said the Council has a right to adopt the Assessment Report as a whole, to reject the report and come up with an entirely new formula, to amend the Report or to send questions back to the Assessor. Cohen said that no additional notice is required to be given to the property owners, he would recommend notice be given when the public hearing for the Ordinance is being held. Leach said that the next quarterly payment is in February. Cohen explained that if the Ordinance is Introduced in November and Adopted in December, and the Administration moves to implement the assessment in the New Year; the homeowners will have 30 days from the Adoption to appeal any assessment. Leach said this is what the Administration and Eagen are recommending.

Sanchelli said that he has some issues or concerns with the whole loan and the whole process because the rules of the organization penalize people who live on the lake. Cohen said that if a homeowner has a problem with the Association, instead of litigating with the town the matter should be addressed with the Association. Eileen Borne's position is that anyone has a right to use the Lake and the easement, provided they conform to the regulations of the Association. Cohen said this is an issue between those property owners and the Association. Cohen said the Assessment is for an incremental value to the land, it's the benefit to the land itself for being on the lakefront.

The Council discussed the assessment, the township's involvement in the assessment, the Association and the decision that must be made. Merz said that she would like to request a more detailed answer from Hopkins regarding the properties on Sleepy Hollow that were not included in the Assessment. Merz said these were the properties that Mrs. Katz spoke about at the Public Hearing. Leach said he will refer this to Hopkins for a detailed analysis. Yocum asked Leach to have Hopkins take another look at those properties and if there is no change, then the Assessment Report will remain unchanged.

Cohen asked if he should prepare a draft Ordinance for Introduction as the report was written. The Council was in agreement.

Resolutions

Resolution #15-79: Approval of Bills

(102-A)

Motion: Sanchelli, second Birmingham

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

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Motion:

PO No. 15-02982 Headley Lumber Co. - \$109.76

Motion: Merz, second Sanchelli

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

Motion:

PO No. 15-03191 Lynette Skok - \$213.98

PO No. 15-03189 Dana Critchlaw - \$100.00

PO No. 15-02996 Jefferson Consolidated PTA - \$500.00

PO No. 15-02997 Milton Tri-PTA - \$500.00

Motion: Sanchelli, second Birmingham

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

Resolution #15-80: Authorize Passage of Consent Agenda

(103-A)

Motion: Birmingham, second Sanchelli

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

Resolution #15-81: Canceling Various Reserves and Appropriations

(103-B)

Motion: Merz, second Sanchelli

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

Miscellaneous/Public Portion: No one came forward.

Adjournment at 8:30 p.m.

Motion: Merz, second Sanchelli

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

Dated: October 21, 2015

Attested:

Approved:

Lori Harvin, Township Clerk

Richard W. Yocum, Council President