

# JEFFERSON TOWNSHIP COUNCIL

## Regular Meeting

April 3, 2013

Municipal Building, Council Chambers

32

### Roll Call

Present	Absent
Mr. Dunham	
Mrs. Merz	President Yocum
Mr. Birmingham	Arrived 8:30
Vice President Sanchelli	Arrived 8:41
Lawrence Cohen, Township Attorney	
Lori Harvin, Township Clerk	

Mrs. Harvin said, "Let the record show that Mayor Felter is present."

### Notice of Presiding Officer

Acting Presiding Officer Merz said, "This Regular Council meeting for April 3, 2013, commencing at 8:00 p.m. has been properly noticed in accordance with the Open Public Meetings Act by notice to the official newspapers of the Township on March 28, 2013."

### Salute to the Flag

Councilwoman Merz asked Eagle Scouts, Thomas Dugan and Dylan Vance to lead everyone in the Pledge of Allegiance.

### Proclamation & Resolution: Eagle Scout Thomas H. Dugan

(32-A)

Thomas H. Dugan came forward along with his parents. Councilwoman Merz read the Resolution commending Thomas on his Eagle Scout award. Merz presented Thomas with a Township pin and pen. Mayor Felter presented the Proclamation congratulating Thomas on the achievement of his Eagle Scout award. Thomas received individual congratulations from the Council members.

### Proclamation & Resolution: Eagle Scout Dylan G. Vance

(32-B)

Dylan G. Vance came forward along with his parents. Councilwoman Merz read the Resolution commending Dylan on his Eagle Scout Award. Merz presented Dylan with a Township pin and pen. Mayor Felter presented the Proclamation congratulating Dylan on the achievement of his Eagle Scout Award. Dylan received individual congratulations from the Council members.

### Recess

The Council adjourned for recess at 8:20 p.m. and reconvened at 8:30 p.m.

Birmingham arrived at 8:30 p.m.

### Presiding Officer

**Motion:** Dunham nominated Merz to Preside over the meeting in the absence of President Yocum and Vice President Sanchelli

**Motion:** Dunham, second Birmingham,

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

### Administrative Reports of Mayor and Administrator

Mayor Felter appointed:

- Thomas Kelly to the Planning Board as Alternate #2 to fill the unexpired term which ends on 12/31/14.
- Heather Marsh to the Municipal Alliance to fill an unexpired term which ends on 12/31/14.

**Motion:** Birmingham, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye

# JEFFERSON TOWNSHIP COUNCIL

## Regular Meeting

April 3, 2013

33

### Municipal Building, Council Chambers

Vice President Sanchelli Absent  
President Yocum Absent

Felter reported that the Buildings and Grounds Department is trying to open Baseball Fields this weekend, however, it will be a while before the soccer fields are ready. The turf has been a lifesaver.

Felter reported that the DPW is out working on potholes and road repair. Elam is back full time.

### Presentation on Reassessment Plan

Shawn Hopkins, Tax Assessor, came forward. Merz said that during the Budget meetings the Council talked about reassessment and wanted to understand where the plan was and where it is going. Hopkins said in 2009 the State approved the plan for the 2010 reassessment; and in 2011 a 2012 Compliance Plan was presented. The 2012 Compliance Plan reduced 43 percent of the properties. The 2013 Compliance Plan reduced 49 percent of the properties. Hopkins explained that in the last 2 years approximately 92 percent of all the property values in Jefferson were lowered based on market values.

Hopkins detailed Assessment Appeal data for the Council:

Year	# of Appeals	Total assessment under appeal	Total reduction	Tax Rate	Refund
2009	137	69,846,000	7,458,400	0.01908	\$ 142,306
2010	81	38,907,100	1,224,900	0.02238	\$ 27,413
2011	78	28,164,700	1,691,800	0.02295	\$ 38,827
2012	149	55,319,400	1,842,400	0.02295	\$ 42,283
2013	82	37,296,800			

Cohen commented that compared to other municipalities, comparable in size to Jefferson, the numbers are very low. Hopkins said that under appeal, the number is 1.5 percent of the total assessed value. Hopkins said in 2012-2013 the State would not approve another reassessment to do everything all at once and the major reason was because re-inspection of property had to be done. So a full blown reassessment of property was done in a 2 phase process under the Compliance Plan which requires County approval only.

Hopkins said that confirmation of the information in the town's database must be confirmed with inspections. Beginning last June, an inspector was hired to go out 3 times a week with the existing property record cards. To date, 1600 property inspections have been completed out of 8,000 that need to be inspected. The plan is to inspect 25 percent of the properties every year. Hopkins said the benefit of the inspections is that of the 1600 inspections, 226 changes were found which translated into \$1.2 million in added assessment value. This equates to an additional \$30,000.

Hopkins said with regard to the Capital structure of the town, the total assessed value drives what the town is required by law to pay for the Municipal Library.

### Savings in Cost to Library

2010-11	\$56,000
2011-12	\$32,000
2012-13	\$33,000

### County Savings

2010-11	\$36,000	County Apportionment
	\$185,000	Open Space

# JEFFERSON TOWNSHIP COUNCIL

## Regular Meeting

April 3, 2013

34

Municipal Building, Council Chambers

2011-12	\$219,000	County Apportionment
	\$111,000	Open Space

Vice President Sanchelli arrived at 8:41 p.m.

Hopkins said that the town is now 7 years out from the revaluation and the assessments are close to 100 percent. The deviations are less than 10. There would be no requirement to do a revaluation. If the town continues with maintenance of reassessments or compliance, there will never be a need for a revaluation. Merz asked if any of the Council members have a question for Hopkins. Dunham asked about the real estate market and if the price of houses are rising in the last few months. Hopkins said the rise of the housing market being reported in the media is nationwide. Those statistics come from new housing starts. During the last year, the prices have stabilized and the sales are quicker. Dunham asked about a revenue increase. Hopkins said even as assessments rise, the ratio will drop. Revenue will only increase if there are new ratables or development. Cohen said preferably, non-residential development will raise revenue. Cohen said the problem with raising new revenue is the Highlands Act because there are so few places to build.

Sanchelli thanked Hopkins for his presentation.

### Public Hearing Upon Adoption For Ordinances On Second Reading And Final Hearing:

ORDINANCE 3-13: REFUNDING BOND ORDINANCE AUTHORIZING THE ISSUANCE OF \$5,500,000 REFUNDING BONDS OF THE TOWNSHIP OF JEFFERSON, IN THE COUNTY OF MORRIS, NEW JERSEY IS OFFERED FOR ADOPTION ON SECOND READING AND FINAL HEARING (Supplemental Debt Statement)

Sanchelli opened the meeting up to the public for questions or comments specific to proposed Ordinance #3-13 and seeing no one come forward, he closed the public portion of the meeting.

**Motion:** Merz, second Dunham

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

### Approval of Minutes of Previous Meetings

March 13, 2013 Budget/Regular President Yocum Absent

**Motion:** Dunham, second Merz

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

March 20, 2013 Budget/Regular and Executive Session  
Vice President Sanchelli Absent

**Motion:** Dunham, second Merz

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

### Council Reports

**Motion:** Special Budget Meeting, April 10, 2013 at 6:00 p.m.

# JEFFERSON TOWNSHIP COUNCIL

## Regular Meeting

April 3, 2013

35

Municipal Building, Council Chambers

**Motion:** Merz, second Dunham

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

Birmingham reported that the Morris County League meeting was held tonight and 80 people were in attendance. The meeting was very informative with a program on Emergency Management. The speakers included the County Administrator, the OEM Director, the Director of Health and Welfare and the Director of Public Works. Sanchelli said Jefferson's OEM, Police, Administration and Rescue services did an outstanding job during Superstorm Sandy.

Dunham reported that he also attended the Morris County League of Municipalities' meeting tonight. Dunham said that thanks to the cooperation of all the Departments, Services and residents of the Township, the municipality successfully got through the storm. Unfortunately there was a death in the town and some people were injured.

Dunham announced that bagged vegetative waste pick up begins April 3. For the first 6 weeks, unlimited bagged leaves can be placed at the curb. Beginning May 16, there is a 2 bag per pick up limit.

Sanchelli reported that he attended the Morris County League of Municipalities dinner meeting this evening at the Bretton Woods Mansion in Morris Plains. Sanchelli said he also attended another meeting this evening. Sanchelli reported that contract negotiations are ongoing with the White Collar and Blue Collar Unions.

### Miscellaneous/Public Portion

No one came forward.

### New Business

Outdoor Gathering Permit for Our Lady Star of the Sea Church May 29<sup>th</sup> to June 1<sup>st</sup>; Request waiver of Application Fee \$25.00 and Uniform Fire Safety Code Fee \$42.00; Approvals received from Police Chief, Health and Fire Official

**Motion:** Birmingham, second Dunham

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

### Resolutions

**Resolution #13-28:** Temporary Budget Amendment 2013

(35-A)

**Motion:** Dunham, second Birmingham

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

**Resolution #13-29:** Emergency Resolution No Vehicles Over 26,001 Pounds Shall be Permitted on Hurdtown Trail, West Shawnee Trail or Mallard Road Unless in the Performance of Local Delivery

(35-B)

**Motion:** Merz, second Dunham

Mr. Dunham	Aye
Mrs. Merz	Aye
Mr. Birmingham	Aye

# JEFFERSON TOWNSHIP COUNCIL

## Regular Meeting

April 3, 2013

36

Municipal Building, Council Chambers

Vice President Sanchelli      Aye  
President Yocum                      Absent

**Resolution #13-30:** Approval of Bills **(36-A)**

**Motion:** Dunham, second Birmingham

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

**Motion: Approval** P O No. 13-00716 Headley Lumber Co. \$51.04  
and P O No. 13-00774 Headley Lumber Co. \$46.55

**Motion:** Merz, second Birmingham

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

**Resolution #13-31:** Authorize Passage of Consent Agenda **(36-B)**

**Motion:** Birmingham, second Dunham

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

### Miscellaneous/Public Portion

No one came forward.

**Adjournment** at 9:03 p.m.

**Motion:** Dunham, second Birmingham

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

Dated: April 3, 2013

Attested:

Approved:

\_\_\_\_\_  
Lori Harvin, Township Clerk

\_\_\_\_\_  
Richard W. Yocum, Council President