



7. COUNCIL AND MAYOR DISCUSSION

- Ordinance #21-03 – Adopting an Amendment to the Redevelopment Plan for Redevelopment Area 3, To Allow Public Storage Facilities As A Permitted Use

8. ADMINISTRATIVE REPORTS OF MAYOR AND ADMINISTRATOR – Mayor Wilsusen

MAYOR’S APPOINTMENTS

POSITION	NAME	TERM	EXPIRES
Library Board of Trustees	Margaret Holbrook	5 Years	12/31/25

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

9. COUNCIL REPORTS – Presiding Officer

10. ORDINANCES – FIRST READING

**ORDINANCE #21-03 – “AN ORDINANCE OF JEFFERSON TOWNSHIP ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA 3, TO ALLOW PUBLIC STORAGE FACILITIES AS A PERMITTED USE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.”**

**WHEREAS**, Redevelopment Area 3 governs a portion of the Jefferson Township Rehabilitation Area, designated and adopted by the Township of Jefferson on April 15, 2009 via Ordinance 10-09, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and amended on September 9, 2009, April 20, 2011 and September 3, 2014; and

**WHEREAS**, in accordance with the Redevelopment Law and upon Planning Board recommendation, the Township Council designated property identified as Block 27201, Lot 8 as a non-condemnation area in need of redevelopment under the Redevelopment Law (the “Redevelopment Area”), which designation authorized the Township Council to use all those powers permitted by the Redevelopment Law for use in a redevelopment area, except the power of eminent domain; and

**WHEREAS**, in accordance with the Redevelopment Law and by resolution duly adopted on November 11, 2020 (Resolution No. 20-265), the Township Council of the Township of Jefferson (the “Township”) authorized and directed the Township Planning Board (the “Planning Board”) to review the draft Redevelopment Plan Amendment, pursuant to N.J.S.A. 40A-12A-7(e); and

**WHEREAS**, following such review, the Planning Board has rendered its report and recommendations to the Township Council and noted the Redevelopment Plan is not inconsistent with the Township’s Master Plan, and with comments and recommendations, pursuant to N.J.S.A. 40A-12A-7(e); and

**WHEREAS**, the Township Council hereby finds it appropriate for an Amendment to the Redevelopment Plan to be adopted for the Redevelopment Area, adding public storage facilities as a permitted use, the Redevelopment Plan being, among other things, substantially consistent with the Master Plan for the Township; and

**WHEREAS**, the Planning Board recommended certain amendments to the Redevelopment Plan, which the Township wishes to incorporate therein, amending the Redevelopment Area 3 to permit public storage facilities as a public use with the following zone schedule requirements: front yard setback 35’; rear yard setback 30’; building height 42’; building coverage 30%, and impervious coverage 70%; and

**WHEREAS**, the Township Council now desires to adopt the Amendment to the Redevelopment Plan and to direct the applicable provisions of the Township’s Zoning Ordinance and Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan, as and to the extent set forth therein.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Jefferson as follows:

1. Generally. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Adoption. The Amendment to the Redevelopment Plan, as filed in the Office of the Township Clerk is hereby approved and adopted.
3. Amendment of Zoning Ordinance and Map. The sections of the Township’s Zoning Ordinance and Map are hereby amended to incorporate and reflect the Redevelopment Plan, to add public storage as a permitted use, with the following zone schedule requirements: front yard setback 35’; rear yard setback 30’; building height 42’; building coverage 30%, and impervious coverage 70%.
4. Severability. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of the Ordinance.
5. Public Review. A copy of this Ordinance shall be available for public inspection at the offices of the Township Clerk.
6. Effective Date. This Ordinance shall take effect as provided by law.

Following introduction, the above Ordinance will be published in accordance with the law and a Public hearing will be held on **February 17, 2021**.

TABLED: JANUARY 20, 2021  
 INTRODUCTION:

ADOPTION:

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett												
Mr. Birmingham												
Mr. Smith												
Vice President Dunham												
President Senatore												

**11. NEW BUSINESS**

**Resolution #21-53 – Resolution of the Township of Jefferson Supporting the Lake Hopatcong Commission**

**WHEREAS**, the Lake Hopatcong Commission was created to ensure sufficient oversight and protection of Lake Hopatcong and its watershed as a natural, scenic and recreational resource so that the lake may be enjoyed to the fullest possible extent; and

**WHEREAS**, the Lake Hopatcong Commission has fostered cooperation among various levels of government in the Lake Hopatcong area to achieve its goals; and

**WHEREAS**, due in large part to the continuing work of the Lake Hopatcong Commission, complaints about the condition of the lake have been dramatically reduced; and

**WHEREAS**, the itemized budget recently proposed by the Lake Hopatcong Commission is justified, well explained and required to protect this important State-owned regional asset.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of Jefferson, in the County of Morris and State of New Jersey, as follows:

1. The Township of Jefferson strongly endorses the continuing efforts and the proposed budget of the Lake Hopatcong Commission.
2. The Township of Jefferson strongly urges the State to provide all necessary funding to allow the Lake Hopatcong Commission to continue its excellent work in preserving and improving Lake Hopatcong.
3. The Township Clerk is hereby authorized and directed to send a certified copy of this Resolution to the Governor of the State of New Jersey, the Commissioner of the Department of Environmental Protection, the Legislative Representatives of Morris and Sussex Counties, the Board of County Commissioners of Morris and Sussex Counties, and the Lake Hopatcong Commission.

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

**12. MINUTES**

**December 16<sup>th</sup>, 2020 – Regular (Smith Abstain)**

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

**January 6<sup>th</sup>, 2020 – Regular**

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

13. CONSENT AGENDA\* – Township Clerk

\*Matters listed on the Consent Agenda Resolution are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

**\*PERMITS/LICENSES**

Mobile Home Park/Trailer Licenses for the Period January 1, 2021 - December 31, 2021

- 21-05 Milton/Oak Ridge Associates – 50 Trailer Lots

**\*APPOINTMENTS**

- None

**\*CONSENT AGENDA RESOLUTIONS:**

- 21-54 Resolution Authorizing the Payment of Bills
- 21-55 Resolution Approving Current Estimate No. 1- TSUJ Corp – For Generator Replacement – Contract No. UTL-20-5
- 21-56 Resolution Authorizing the Cancellation of Checks More Than Six (6) Months Old In The Jefferson Township Municipal Court Bail Account #554018696 and the Jefferson Township Municipal Court General Account #554018688
- 21-57 Resolution Authorizing a Transfer of Appropriations
- 21-58 Resolution Authorizing a Temporary Budget Amendment
- 21-59 The Township of Jefferson Appointment of Commissioner to the North Jersey Municipal Employee Benefits Fund
- 21-60 Resolution Authorizing the Refund of Overpayment(s) of Taxes

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

14. PUBLIC COMMENT – Presiding Officer

Please state and spell your name and address for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

15. EXECUTIVE SESSION - None

Council Member	By	2 <sup>nd</sup>	Yes	No	Abstain	Absent
Mrs. Bennett						
Mr. Birmingham						
Mr. Smith						
Vice President Dunham						
President Senatore						

16. ADJOURNMENT AT \_\_\_\_\_ PM - Presiding Officer

Michele Reilly, RMC, CMR  
 Township Clerk  
 973-208-6133 [mreilly@jeffersontownship.net](mailto:mreilly@jeffersontownship.net)

**FUTURE MEETINGS** will **begin at 7:00 p.m.** on each of the dates set forth below, at the **Municipal Building, 1033 Weldon Road, Lake Hopatcong, New Jersey**, unless otherwise noticed below or as amended during the year by a vote of the Township Council.

**REGULAR MEETING SCHEDULE**

- Wednesday, February 10<sup>th</sup> – 6 pm
- Wednesday, February 17<sup>th</sup> – 6 pm
- Wednesday, February 24<sup>th</sup> – 6 pm
- Wednesday, March 3<sup>rd</sup>
- Wednesday, March 17<sup>th</sup>
- Wednesday, April 7<sup>th</sup>
- Wednesday, April 21<sup>st</sup>
- Wednesday, May 5<sup>th</sup>
- Wednesday, May 19<sup>th</sup>
- Wednesday, June 2<sup>nd</sup>
- Wednesday, June 16<sup>th</sup>
- Wednesday, July 7<sup>th</sup>
- Wednesday, August 4<sup>th</sup>
- Wednesday, September 1<sup>st</sup>
- Tuesday, September 14<sup>th</sup>
- Wednesday, October 6<sup>th</sup>
- Wednesday, October 20<sup>th</sup>
- Wednesday, November 10<sup>th</sup>
- Wednesday, December 1<sup>st</sup>
- Wednesday, December 15<sup>th</sup>
- Wednesday, January 5<sup>th</sup>, 2022 - Reorganization

**CONSENT AGENDA RESOLUTION #21-54**

**“RESOLUTION AUTHORIZING THE PAYMENT OF BILLS”**

**WHEREAS**, the Business Administrator has reviewed and approved purchase orders requested by the Township Department Heads; and

**WHEREAS**, the Finance Office has certified that funds are available in the proper account; and

**WHEREAS**, the Finance Office has approved payment, upon certification from the Township Department Heads that the goods and/or services have been rendered to the Township; and

**WHEREAS**, purchases under State Contract or under Morris County Cooperative Purchasing Agreement were made where applicable.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Jefferson, County of Morris, State of New Jersey, that the current bills, dated **February 3, 2021** and on file and available for public inspection in the Office of the Treasurer and approved by him/her for payment, be paid.

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**CONSENT AGENDA RESOLUTION #21-55**

**“RESOLUTION APPROVING CURRENT ESTIMATE NO. 1 - TSUJ CORP – FOR GENERATOR REPLACEMENT CONTRACT NO. UTL -20 -5”**

**WHEREAS**, a contract was awarded to **TSUJ Corp** for **Generator Replacement Contract UTL- 20-5**; and

**WHEREAS**, the Township Engineer has submitted **Current Estimate No. 1** in the amount of **\$14,006.20** for work completed and accepted; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available for said payment.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of Jefferson, County of Morris, State of New Jersey hereby approves **Current Estimate No. 1 for a payment in the amount of \$14,006.20** to **TSUJ Corp, P.O. Box 4621, Wayne, New Jersey, 07470.**

**BE IT FURTHER RESOLVED** that this payment will be made pending receipt of the State of New Jersey Monthly Project Manning Report and certified payroll records.

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**CONSENT AGENDA RESOLUTION #21-56**

**“RESOLUTION AUTHORIZING THE CANCELLATION OF CHECKS MORE THAN SIX (6) MONTHS OLD IN THE JEFFERSON TOWNSHIP MUNICIPAL COURT BAIL ACCOUNT #554018696 AND THE JEFFERSON TOWNSHIP MUNICIPAL COURT GENERAL ACCOUNT #554018688”**

**WHEREAS**, the Court Office recommends the following outstanding checks be cancelled as they are more than six (6) months old; and

**WHEREAS**, the Mayor of the Township of Jefferson does recommend said outstanding checks be cancelled.

**NOW, THEREFORE, IT RESOLVED** by the Township Council of the Township of Jefferson, County of Morris, State of New Jersey, that the Court Administrator be and is hereby authorized to cancel the listed checks and issue one check to the Jefferson Township Current Account **in the amount of \$134.00.**

**JEFFERSON TOWNSHIP MUNICIPAL COURT BAIL ACCOUNT #554018696**

<u>CHECK #</u>	<u>AMOUNT</u>
3684	\$ 75.00

**JEFFERSON TOWNSHIP MUNICIPAL COURT GENERAL ACCOUNT #554018688**

<u>CHECK #</u>	<u>AMOUNT</u>
2167	\$ 15.00
2176	\$ 15.00
2179	\$ 1.00
2206	\$ 2.00
2243	\$ 20.00
2245	\$ 1.00
2316	\$ 1.00
2337	\$ 4.00

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**CONSENT AGENDA RESOLUTION #21-57**

**“RESOLUTION AUTHORIZING A TRANSFER OF APPROPRIATIONS”**

**WHEREAS**, there is a need for an appropriation transfer for 2020 Current Fund; and

**WHEREAS**, there are sufficient funds to meet the current needs.

<b>Appropriation Transfers - 2020 Budget</b>		<b>02/03/2021 Council Meeting</b>
	<b>CURRENT FUND</b>	
<b>FROM:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT:</b>
Administration OE	01-20-110-110-200	2,000.00
Road Department OE	01-26-260-291-200	2,500.00
<b>TO:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT</b>
Clerk OE	01-20-120-000-200	2,000.00
Bldgs & Grounds OE	01-26-310-310-200	2,500.00
	<b>WATER OPERATING</b>	
<b>FROM:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT:</b>
Water Op SW	05-55-500-000-500	17,143.89
<b>TO:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT</b>
Water Op OE	05-55-500-000-550	17,143.89
	<b>SEWER OPERATING</b>	
<b>FROM:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT:</b>
Sewer Op SW	07-55-500-000-500	9,255.12
<b>TO:</b>	<b>ACCOUNT No.</b>	<b>AMOUNT</b>
Sewer Op OE	07-55-500-000-550	9,255.12

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Jefferson, in the County of Morris and State of New Jersey that, as authorized by N.J.S.A. 40A:4-58, the Chief Financial Officer (CFO) is hereby authorized and directed to make the following transfers:

**CONSENT AGENDA RESOLUTION #21-58**

**“RESOLUTION AUTHORIZING A TEMPORARY BUDGET AMENDMENT”**

**WHEREAS**, N.J.S.A. 40A:4-19, Local Budget Law, provides that temporary appropriations may be made prior to the adoption of the 2021 Budget for the purposes and amounts required in the manner therein provided; and

**WHEREAS**, the Township Council approved temporary budget appropriations (Resolution #21-38) on January 6, 2021; and

**WHEREAS**, the Chief Financial Officer (CFO) recommends the approval of additional appropriations for various accounts; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Jefferson, Morris County, that the following temporary appropriations be made and a copy of this shall be transmitted to the Chief Financial Officer for his/her records:

Account Id	Description	2020 Budget	Budget
<b>0-01-20-140-140-000</b>	<b>INFORMATION TECHNOLOGY</b>		
0-01-20-140-140-200	INFORMATION TECHONOLOGY OTHER EXPENSE	146,100.00	38,351.25
<b>0-01-20-175-175-000</b>	<b>HISTORICAL SOCIETY</b>		
0-01-20-175-175-200	HISTORICAL SOC. Other Expense	8,970.00	4,709.25
<b>0-01-23-220-220-000</b>	<b>LIABILITY INSURANCE</b>		
0-01-23-220-220-200	LIABILITY INSURANCE-Other Expense	747,998.00	196,349.48
0-01-23-225-225-000	INSURANCE-DISABILITY		
0-01-23-225-225-200	INS.-DISABILITY Other Expense	39,000.00	10,762.50
<b>0-01-23-225-226-000</b>	<b>UNEMPLOYMENT INSURANCE</b>		
0-01-23-225-226-200	UNEMPLOYMENT INS-Other Expense	30,000.00	7,875.00
<b>0-01-25-240-240-000</b>	<b>POLICE</b>		
0-01-25-240-240-200	POLICE Other Expense	326,700.00	171,517.50
<b>0-01-25-252-252-000</b>	<b>EMERGENCY MGT.</b>		
0-01-25-252-252-200	EMERGENCY MGT.Other Expense	9,950.00	2,611.88
<b>0-01-26-260-292-000</b>	<b>ROADS - SNOW REMOVAL</b>		
0-01-26-260-292-100	SNOW REMOVAL - SNOW O/T S & W	190,000.00	99,750.00
0-01-26-260-292-200	SNOW REMOVAL Other Expense	400,000.00	210,000.00
<b>0-01-26-310-310-000</b>	<b>BUILDINGS &amp; GROUNDS</b>		
0-01-26-310-310-200	BLDGS.& GROUNDS Other Expense	83,900.00	22,023.75
<b>0-01-28-370-372-000</b>	<b>SENIOR CITIZENS - LAKELAND</b>		
0-01-28-370-372-200	LAKELAND SENIORS	7,500.00	5,531.25
<b>0-01-28-370-375-000</b>	<b>SENIOR CITIZENS - MILTON</b>		
0-01-28-370-375-200	MILTON GOLDEN AGE	7,500.00	5,531.25
<b>0-01-30-415-415-000</b>	<b>ACCUMULATED ABSENCE COMPENSATION</b>		
0-01-30-415-415-100	ACCUMULATED ABSENCES SALARY & WAGE	167,417.00	43,946.96
<b>0-01-43-491-491-200</b>	<b>PUBLIC DEFENDER Other Expense</b>	2,500.00	3,500.00
	<b>Totals</b>	<b>2,165,035.00</b>	<b>818,960.06</b>

**CONSENT AGENDA RESOLUTION #21-59**

**“THE TOWNSHIP OF JEFFERSON APPOINTMENT OF COMMISSIONER TO THE NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND”**

**BE IT RESOLVED** by the Council of the Township of Jefferson in the County of Morris in the State of New Jersey that Debra Millikin is hereby appointed as the Township Commissioner to the North Jersey Municipal Employee Benefits Fund.

**BE IT FURTHER RESOLVED** that Bill Eagen be and is appointed as Township’s Alternate Fund Commissioner to the North Jersey Municipal Employee Benefits Fund effective February 3, 2021.

**CONSENT AGENDA RESOLUTION #21-60**

**“RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT(S) OF TAXES”**

**WHEREAS**, there appears on the tax records overpayment(s) as shown below; and

**WHEREAS**, said overpayment(s) were created by the reasons indicated; and

**WHEREAS**, the Collector of Taxes recommends the refund(s) of such overpayment(s).

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Jefferson, County of Morris, State of New Jersey, that the proper officers are hereby authorized and directed to issue checks to refund such overpayment(s) as hereafter shown below:

**CODE OF REASONS**

- |                       |                             |                              |                                    |                     |
|-----------------------|-----------------------------|------------------------------|------------------------------------|---------------------|
| 1. Incorrect Payment  | 2. Adjustment of Assessment | 3. Homestead Rebate          | 4. Overbilled                      | 5. Third Party Lien |
| 6. Duplicate Payment  | 7. Exempt                   | 8. County/State Board Appeal | 9. Overpayment                     |                     |
| 10. Return of Premium | 11. New Jersey Saver        | 12. Return of Recording Fee  | 13. Vets, Senior Citizen Deduction |                     |

BLOCK	LOT	NAME	AMOUNT	CODE	YEAR
403	4	DAVID GILLINTA	\$ 1,866.04	5	2021
403	4	DAVID GILLINTA	\$ 700.00	10	2021
43	13	NJSL 301 LLC	\$ 9,227.87	5	2021
43	13	NJSL 301 LLC	\$24,100.00	10	2021
204	35	GREYMORR LLC	\$ 3,664.48	5	2021
204	35	GREYMORR LLC	\$ 6,000.00	10	2021
321	29	LIEN TIMES LLC	\$17,909.86	5	2021
321	29	LIEN TIMES LLC	\$23,000.00	10	2021
			<b>TOTAL</b>	<b>\$86,468.25</b>	