

**TOWNSHIP OF BLAIRSTOWN  
REGULAR COMMITTEE MEETING  
MUNICIPAL BUILDING  
Wednesday, June 13, 2012, 6:30 PM**

**MINUTES**

*Regular meeting begins at 7:30 pm or immediately following Closed Session, whichever comes last.*

**OPENING; ROLL CALL**

The meeting was called to order by Mayor Anderson. Those present were Mr. Lance, Mr. Mach, Mr. Seal, Mr. Shoemaker and Mayor Anderson. Also present were Township Attorney Robert Benbrook and Clerk Pizzaia.

**FLAG SALUTE**

The flag salute was conducted.

**SUNSHINE STATEMENT**

Mayor Anderson read the following statement: Notice of this meeting has been sent to two newspapers of general circulation in which notice was given of the date, time, place and general agenda in accordance with the Open Public Meetings Act.

**CLOSED SESSION – Possible Purchase of Property; Contract/Affordable Housing; Possible Litigation/Walnut Valley Soil Remediation**

Mr. Seal made a motion to enter into Closed Session, which was seconded by Mr. Shoemaker, with all members in favor.

WHEREAS, the Blairstown Township Committee needs to discuss matters relating to the issues as listed above; and

WHEREAS, the Township Committee believes it to be in the best interest of the public to discuss these matters in Closed Session;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Blairstown, County of Warren, State of New Jersey that it shall meet in Closed Session to discuss only the subjects mentioned above, the results of which may be made public immediately thereafter or at a later date.

Dated: June 13, 2012

Attest:

Phyllis E. Pizzaia, RMC  
Municipal Clerk

## **RESULTS OF CLOSED SESSION**

Mr. Lance made a motion to come out of Closed Session, which was seconded by Mr. Seal. All members voted in favor.

Mayor Anderson made a motion to authorize the Affordable Housing Liaison to negotiate two market to affordable units for low income housing at 50 Route 94. Mr. Shoemaker seconded the motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

Mr. Mach made a motion to set aside \$8,000 from the COAH Trust Fund and to establish a dedicated fund for administrative COAH fees. Mr. Lance seconded the motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

Mr. Mach made a motion to continue using the services of David Peck as inspector for COAH units, as needed, at a fee of \$50.00 per inspection. Mr. Lance seconded the motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

Mayor Anderson said that Joel McGreen, Open Space Committee Chair, was present in Closed Session to talk about soliciting appraisals on a piece of property being considered for farmland preservation. Mayor Anderson made a motion to deny this request, which was seconded by Mr. Lance.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

Mayor Anderson said that the soil remediation situation at the Walnut Valley Fire House was discussed in Closed Session. It is believed that there is localized contamination at that site. Whitman Company has been testing and updating the Committee on the progress. The DEP requirements are being followed. Mayor Anderson made a motion to authorize an expenditure to Whitman Company not to exceed \$30,400.00 for the purpose of performing additional well testing and soil sampling on site and for completing the investigation as to potential contamination of all wells within 1000 ft. of the site. This expenditure is contingent upon confirmation from the CFO that funds are available. Mr. Mach seconded this motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

## **PUBLIC COMMENT – up to 5 speakers/3 minutes each**

Anita Ardia, Dry Road, said that she is pleased that the Township Committee appointed capable individuals to the newly formed Land Use Board. She said that the Board chose wisely in electing Debra Waldron and Chair and James Sikkes as Vice Chair.

Mrs. Ardia also announced that Gladys Bellott has been chosen as the Warren County Outstanding Senior Citizen. Mayor Anderson read the letter of nomination, which outlined

Mrs. Bellott's many humanitarian activities. Mrs. Ardia introduced Mrs. Bellott, who received applause from the audience.

Brianna Johnson, MOMs Club, said that she met with the DPW Foreman and the Recreation Director at Sycamore Park. They agreed on a particular spot at the park. Ms. Johnson outlined what they would like to do at the park, which includes fencing the area. The area in question is approximately 190' by 60' and is located on top of the hill by the DPW building. Ms. Johnson is asking for confirmation that they can use this parcel so that they can begin fundraising activities. Mayor Anderson said that the Committee is not ready to make a decision on this and would like to speak with Mr. Stoddart and Mrs. Sagan first.

Dan Skuropacki, Boy Scout Troop #140, asked for permission to conduct an Eagle Scout Project at Footbridge Park. He outlined his project, which involves collecting bicycles for third world countries. Mr. Skuropacki would like to hold a Bike-a-Thon at Footbridge Park on September 15<sup>th</sup>, using the park as a registration, water and repair station. Participants would be checking in at Footbridge Park and then riding the Paulinskill Trail.

Mayor Anderson made a motion to approve Daniel Skuropacki's request to utilize Footbridge Park for a Bike-a-Thon on September 15<sup>th</sup>, rain date September 29<sup>th</sup>. The motion was seconded by Mr. Lance.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

Paul Avery, Mohican Road, gave the Committee an update on the Fourth of July Celebration plans. There will be over 70 booths and many activities planned. There will be a Miss Liberty again this year. Mr. Avery said that a local winery asked to sell bottles of wine at the event. He was directed to check with the Police Director to ascertain if a special permit is needed.

Gina Trish, East Avenue, spoke about the water. She said that there was a strong presence of chlorine for several days. She asked where water samples are taken when required. She wanted to know why this was a localized problem when chlorine is added at the plant. Mr. Seal said that he contacted the Water Operator about this and he was supposed to call Ms. Trish. Mayor Anderson said that the Licensed Operator of the Water Company is qualified to answer these questions, and he will make sure that the Water Operator contacts Ms. Trish.

**PRESENTATION – Dr. William Austin, President, Warren County Community College**

Dr. Austin handed out the 2011 Annual Report of Warren County Community College and outlined the highlights. Dr. Austin spoke about the College Board of Trustees and the enrollment trends. He said that Warren County Community College's graduation rate is higher than any other community college in the State of New Jersey.

New facilities have been added in the past year and the Phillipsburg satellite site is now operational. Dr. Austin said that unlike other community colleges, Warren County Community College is more specialized in its course offerings. These specialized courses remain popular with the students.

Mr. Austin summarized the college finances, which includes the general operating budget, grants and financial aid.

Samir Elbassiouny, Director of Foundation and Advancement, spoke about the Warren County Community College Foundation. The foundation is made up of community leaders who work to raise money for the benefit of WCCC students and programming. Mr. Elbassiouny said that many scholarships are given yearly to those in need.

Mayor Anderson thanked Dr. Austin and Mr. Elbassiouny for attending tonight's meeting and informing the Committee and audience about the college and its programs.

## **MINUTES**

May 9, 2012 – Regular Meeting Minutes and Closed Session Minutes

Mr. Seal made a motion to approve the May 9<sup>th</sup> Regular Meeting and Closed Session minutes, which was seconded by Mr. Lance. All members voted in favor.

### **ORDINANCE 2012 – 03 AN AMENDED ORDINANCE FIXING THE SALARIES AND WAGES OF THE OFFICIALS, APPOINTEES AND EMPLOYEES OF THE TOWNSHIP OF BLAIRSTOWN IN THE COUNTY OF WARREN AND STATE OF NEW JERSEY BY SALARY RANGE**

Second Reading, Adoption

Committee Discussion – There was no Committee discussion on Ordinance 2012 -03.

Public Hearing

Mayor Anderson opened the Public Hearing.

Mrs. Ardia asked for a summary of this ordinance. Mr. Lance said that this amendment changed the titles and salaries of the Planning Board and Zoning Board Secretary to a Land Use Board Secretary and established a salary range for the new position.

Kevin Doell, Heller Hill Road, asked if the salaries listed in the budget followed the guidelines of this ordinance. Mr. Lance answered in the affirmative.

As there were no further questions from the public, Mayor Anderson closed the public hearing.

Mr. Lance made a motion to adopt Ordinance 2012 – 03 on second reading, which was seconded by Mr. Seal.

Roll call vote: AYE – Lance, Mach, Seal, Shoemaker, Anderson

### **ORDINANCE 2012 – 04 AN ORDINANCE TO PROVIDE FOR DPW EQUIPMENT AND ROAD IMPROVEMENTS ENUMERATED WITHIN THE TOWNSHIP OF BLAIRSTOWN AND TO PROVIDE FOR THE FUNDING THEREOF**

Second Reading, Adoption

Committee Discussion – There was no Committee discussion on Ordinance 2012 – 04.

## Public Hearing

Mayor Anderson opened the Public Hearing. As there were no comments or questions from the public, Mayor Anderson closed the Public Hearing.

Mr. Lance made a motion to adopt Ordinance 2012 – 04 on second reading, which was seconded by Mr. Shoemaker.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

## Public Comment on the Consent Agenda Items Only

There were no comments or questions from the public on the Consent Agenda.

## CONSENT AGENDA INCLUDING RESOLUTIONS

- 1 – R.2012-068      Authorization to Pay Bills
- 2 – R.2012-069      Redemption of Certification of Tax Sale No. 2012-02
- 3 – R.2012-070      Redemption of Certification of Tax Sale No. 2012-09
- 4 – R.2012-071      Redemption of Certification of Tax Sale No. 2012-25
- 5 – R.2012-072      Approval of Liquor License Renewals
- 6 – **Approval of Application** for membership in Blairstown Hose Company No. 1 – Christopher A. Skomial
- 7 – **Approval of Application** for Blue Light Permit – Brittany Diana, Blairstown Hose Company No. 1
- 8 – **Approval of Charitable Bin Application** to Green Forest Technologies for placement of two (2) bins on Blairstown Ambulance Corps Property, 2 Stillwater Road

Mr. Mach made a motion to approve the Consent Agenda, which was seconded by Mr. Seal.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

## DEPARTMENT REPORTS

- Clerk – May Report
- Finance – May Finance and Fuel Reports
- Police Department – May Report
- Tax Collector – May Report
- Municipal Court of North Warren – April Report
- Warren County Health Department – May 11, 2012
- Animal Control Officer – 1<sup>st</sup> Quarter 2012

Mr. Mach commented that the Fire Department Report was missing. Mr. Lance said that the Union Brick Road situation listed on the Health Department report is still on-going. Mr. Shoemaker made a motion to accept the Department Reports, which was seconded by Mr. Lance, with all members voting in favor.

## UNFINISHED BUSINESS

- 1 – JCP&L billing – list submitted to JCP&L – Mr. Shoemaker wrote letter requesting action

- 2 – Service Electric Cable TV – letter sent to SECTV; SECTV is investigating extension of service
- 3 – Hazardous Obstructions at Blairstown Airport – waiting for map from State
- 4 – Review of Recreation Ordinance – Fair Share Reimbursement

There were no Committee comments on Unfinished Business items.

**COMMITTEE CORRESPONDENCE** for information and possible action

- 1 – from Officer Patrick Abello, resigning from Police Department effective June 1, 2012  
Mayor Anderson said that Police Officer Patrick Abello has been hired by the Hardyston Police Department and therefore has resigned from the Blairstown Police Department.

Mr. Mach made a motion to accept Officer Abello's resignation, which was seconded by Mr. Lance.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

- 2 – from Chris Pessolano, Director of Purchasing, Warren County, re: Annual Auction

Mayor Anderson said that the County is conducting an auction and Blairstown can sell unwanted items through the county. The auction will be held on September 8<sup>th</sup>.

Mayor Anderson made a motion to authorize Blairstown Township to participate in the auction being conducted by Warren County on September 8, 2012. Mr. Shoemaker seconded the motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

- 3 – from Michael P. Meliti, from Arturi, D'Argenio, Guaglardi & Meliti, LLP, re: Service Electric Cable TV of New Jersey, Inc, Application for Renewal of Municipal Consent

Mayor Anderson said that the township's contract with Service Electric is up for renewal. Mr. Mach said that a public hearing must take place no sooner than 60 days nor later than 90 days from receipt of the renewal application. Mr. Benbrook said that the public hearing can be held during a regular Committee meeting. Mr. Mach would like to review the paperwork, including Hope's recent contract with Service Electric Cable TV, in light of the township's requests for service extension.

- 4 – from Kevin Doell, Chair, Blairstown Environmental Commission, re: Tanya McCabe Appointment to Environmental Commission

Mr. Mach made a motion to appoint Tanya McCabe to the Environmental Commission, which was seconded by Mayor Anderson.

Roll call vote:            AYE – Mach, Seal, Shoemaker, Anderson  
                                  NAY – Lance

**GENERAL CORRESPONDENCE (See attached sheet)**

There were no comments or questions from the public on the General Correspondence list.

**FROM THE TOWNSHIP ATTORNEY**

Mr. Benbrook had nothing to report.

**FROM THE TOWNSHIP CLERK**

The Clerk had nothing to report.

**FROM THE TOWNSHIP COMMITTEE**

**COMMITTEEMAN LANCE**

Mr. Lance said that during the last Historic Preservation Committee meeting, the members looked through photographs. Mr. Lance found old pictures of the Paulina Dam. Apparently, the dam was reconstructed in 1974 and he found pictures to prove this. He also found very old pictures of flooding in the township.

With regard to the Safe Routes to School Project, the NJ DOT is requiring Blirstown to appoint an inspector/administrator to oversee the project. Mr. Lance made a motion to appoint Ted Rodman, Township Engineer as inspector/administrator of the Safe Routes to School Project, at a fee of \$151.00 per hour. Mr. Mach seconded the motion.

Roll call vote:            AYE – Lance, Mach, Seal, Shoemaker, Anderson

**COMMITTEEMAN MACH**

Mr. Mach said that due to Officer Abello's resignation, the Committee is actively looking for a replacement. The speed trailer is in the process of being repaired, but will soon be out on the roads. Mr. Mach read the highlights of the Police Report for the month of May.

The League of Municipalities is actively working on the energy tax restoration campaign.

With regard to flooding, the chief from the Army Corps of Engineers will be contacting Mr. Mach with a date when the Corps will be in Blirstown to tour the affected areas. Mr. Mach continues to gather information about the dams upstream in order to provide this information to the Corps when he meets with them.

Mr. Mach said that Ted Rodman will be submitting the grant application to the Warren County Municipal and Charitable Trust to obtain monies for the dam repairs.

**COMMITTEEMAN SEAL**

Mr. Seal said that the problem about chlorine in the water has already been addressed. He said that water meters have been purchased and will be installed.

**COMMITTEEMAN SHOEMAKER**

The fuel tanks behind the fire station on Stillwater Road have been removed.

The Blirstown DPW will be assisting the Knowlton DPW, as Blirstown has a licensed person to handle pesticides.

#### MAYOR ANDERSON

The DCA is planning on using Blirstown as its hub, making inspections for Hardwick and Knowlton as well as Blirstown.

Mayor Anderson congratulated all the candidates who won in the primary and who will be participating in the November elections.

#### FROM THE PUBLIC

Rosalie Murray, Heller Hill Road, asked how much money is currently in the Open Space Account. Mr. Lance responded that the current balance is \$864,088.51. Mrs. Murray questioned why the Committee denied the Open Space Committee permission to obtain appraisals when the monies are available. Mayor Anderson responded that the Committee took into account information provided to them in Closed Session to make this decision.

Anita Ardia, Dry Road, asked about the possible purchase of the Vail School for affordable housing purposes. Mayor Anderson said that this is no longer being considered. Mrs. Ardia asked if the township would be having fireworks this year. Mr. Shoemaker responded that the Rotary Club organizes the fireworks display and the township contributes financially.

In response to Mrs. Ardia's question about the police contract, Mr. Mach stated that negotiations are ongoing.

Mr. and Mrs. Kehoe, Four Corners Road, said that there is an issue with the township right of way on which their driveway has been built. Mr. Benbrook said that the township has no obligation to maintain this, as it is not a public road. Mr. Benbrook further stated that the driveway to his residence was approved by obtaining a variance, with the specific understanding that it would be maintained by the homeowner. Mr. Kehoe said that he wants to see in writing that this is the case. Mr. Benbrook advised Mr. and Mrs. Kehoe to fill out the proper request form to obtain this document.

Gina Trish, East Avenue, asked about the funding for the garden area to be constructed on the former Community Center property. Mr. Lance advised that Open Space funds were allocated for this project.

Rosalie Murray, Heller Hill Road, said that it is her belief that the Committee stated that the garden Ms. Trish spoke about would be paid for with Open Space funds. The Committee reiterated that the garden will be funded with Open Space funds.

Mrs. Murray also questioned why other groups, such as the dog park and the children's park being requested by the MOMs group, are being told to solicit funds to pay for their projects when Open Space monies are available.

**ADJOURNMENT**

As there were no further comments from the public, Mr. Lance made a motion to adjourn the meeting, which was seconded by Mr. Seal. All members voted in favor. The meeting was adjourned at 9:28 pm.

Submitted by:

Phyllis E. Pizzaia, RMC  
Municipal Clerk