

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING
MINUTES
May 13, 2015**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, (www.alexandria-nj.us) as required by the Open Public Meetings Act.

Meeting Called to order at 7:43 PM.

ROLL CALL: Committeeman Pfefferle, Committeeman Swift, Mayor Abraham, and Attorney Dragan were present.

FLAG SALUTE:

MUNICIPAL BUILDING UPDATE:

- Furniture was delivered today
- Alarm/Security Quotes

Three quotes were received from the following:

- Sawyers Control \$9075.00
- Coopers Home Systems \$6325.00
- F.A.S.T \$5276.00

Township Committee reviewed the three quotes. Two quotes did not meet the specifications. Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the quote received by Coopers Home Systems in the amount of \$. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Comm. Pfefferle made a motion, seconded by Comm. Swift to authorize Atty. Dragan to do a resolution to include as to why the lowest bidder wasn't selected. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

COMMITTEE REPORTS:

- ENVIRONMENTAL COMMISSION REPORT

Chair Michelle Garay was present and thanked Comm. Pfefferle and Barbara Daniello for their assistance distributing well water testing kits. Approximately 50 test kits were sold.

- PARK & RECREATION REPORT:

Chair Mary Jo Tufaro was present and noted the following: yoga will be running twice a week, softball camp week of June 23rd is scheduled, approved \$2499.00 for new soccer goals, approx. 100 children came out to the fishing derby, 4 concerts in the park will be scheduled, fire inspection is complete, waiting on the crosswalk to be complete and need to reseal the walking trail. AEA will be replacing front porch of the barn. The basketball court poles are leaning, mulch needs to be placed at playground and doors at the park barn need to be corrected. The DPW is unable able to assist with these repairs as they are pressed for time.

- FARMLAND/OPEN SPACE:

Chairman Bill Fritsche noted the following updates for the month of May:

- 1.) Diocese of Metuchen- Met with Planner. Was asked to come up with an exception area. Chair Fritsche distributed plans to the Township Committee for review to determine an exception area.

Township Planner David Banisch recommends a wetland study on the piece. Township Committee will pencil in area that Chair Fritsche recommends for now so that the application can move forward. Township Committee will go out to bid for a survey and wetlands study for the property. Comm. Swift made a motion, seconded by Comm. Pfefferle to authorize Atty. Dragan to get quotes for a survey and wetlands study. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- 2.) Kappus-Closing for the development easement occurred on April 14, 2015. The County is the holder of the easement and the mowing rights restriction. The Township contributed \$26,303.06 towards the purchase. Township Clerk is working on submitting receipts for ancillary costs incurred. Township is entitled to 50% reimbursement;
- 3.) Hahola North (B-11, L-12), South (B-16, L-3)-Closing occurred on both farms on April 17, 2015. Township will be entitled to 50% cost share reimbursement for ancillary costs;
- 4.) Zander-No Change;
- 5.) Associated Tree Movers-Closing occurred on March 13, 2015;
- 6.) Papazian Farm-No Change;
- 7.) Grefe-No Change;
- 8.) Ortho Farm-Application for development easement is being pursued by Peacefield Management Group, LLC. The proposal has the property divided into 5 farms. Chair Fritsche noted that the Open Space Commission is not in support as to how the layout was presented. Want it to be kept as one piece. Will work with the purchasers on designing a new layout.

● **ROAD CHAIRMAN’S REPORT:**

Road Chair Comm. Harry Swift read the following report:

Municipal Building:

- 1.) Removed 20’ of Belgium block in the parking lot and installed new Belgium block tapering it down to the future sidewalk to be ADA compliant;
- 2.) Installed new concrete sidewalk from the parking lot to the front door;
- 3.) Installed 300’ of conduit for the future lights along the sidewalk (2 bollards) and 3 (pole lights) for the parking lot;
- 4.) Repaired walking trail where the utilities were installed;
- 5.) Installed 2 castings over the excess covers of the seepage tanks;
- 6.) Raised 1 drainage inlet 6” by park barn to accommodate future grading;
- 7.) Started preparing (asphalt) sidewalk that will be starting at the first floor side door heading down to the basement;
- 8.) Started side deck. This deck is being installed to accommodate the grade difference from the first floor to the basement level;
- 9.) Started back filling municipal site with soil (ongoing);
- 10.) Removed security fence

Cleaned and put away winter equipment, snow plows, and salt spreaders

Maintenance on gravel roads ongoing

Park maintenance ongoing

Equipment maintenance ongoing

PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:

Resident asked about the parking at the new municipal building. Mayor Abraham noted that there will be 20 parking spaces made available.

Resident asked about the grand opening of the new municipal building. Mayor Abraham noted that the grand opening will be on June 10th.

OLD BUSINESS:

• Ordinance 2015-003 Acquisition of Diocese of Metuchen B-11, L-16-2nd **Reading** Comm. Swift made a motion, seconded by Comm. Pfefferle to open public comment. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Resident asked where the property is located. Property is on Mt. Salem near where Whitehall Road connects to Mt. Salem Road. Comm. Pfefferle made a motion, seconded by Comm. Swift to close public comments. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Ordinance 2015-003 on 2nd reading. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

ORDINANCE 2015-03

AN ORDINANCE AUTHORIZING THE ACQUISITION OF A CERTAIN REAL PROPERTY KNOWN AS BLOCK 11, LOT 16 IN THE TOWNSHIP OF ALEXANDRIA FROM DIOCESE OF METUCHEN.

WHEREAS, there exists certain real property known as Block 11, Lot 16 on the official tax map of in the Township of Alexandria (hereinafter the “Property”) consisting of approximately 80 +/- acres of vacant farmland, which property is currently owned by the Diocese of Metuchen (hereinafter “Owner”); and

WHEREAS, the Township of Alexandria (“Township”) has determined that there is a beneficial public interest in acquiring the Property for open space, agricultural preservation and/or other public purposes; and

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire the Property for public purposes; and

WHEREAS, in the interest of negotiating a timely and mutually acceptable voluntary transaction between the Township and the owner of the Property, it is and has been the policy of the Township to negotiate with the owner of the Property on the basis of fair market value; and

WHEREAS, the purchase shall be made subject to and in accordance with the conditions set forth in the Contract of Sale on file with the Township Clerk’s Office, and any agreed-upon amendments thereto, for a negotiated price of \$960,000; and

WHEREAS, while it is anticipated that there are outside governmental funding sources available to assist the Township in purchasing the Property, the Township has previously-raised funds for this acquisition currently available within its open space trust fund and is prepared to move forward with this acquisition in the public interest; and

WHEREAS, the transaction is subject to a satisfactory deed for the Property being submitted to the Township upon closing of title on the Property; and

WHEREAS, it is the Township’s further intention to make application to the appropriate and available governmental program for preservation of all or a portion of the Property for

agricultural purposes.

NOW, THEREFORE BE IT ORDAINED by the Township Committee of the Township of Alexandria in the County of Hunterdon and State of New Jersey, as follows:

Section 1. For the reasons set forth above, Township Committee hereby authorizes the fee simple acquisition of Block 11, Lot 16 on the official tax map of the Township of Alexandria from the Diocese of Metuchen for the purchase price of \$960,000.00, conditioned upon all remaining contingencies set forth in and fulfillment of the terms of the Contract and any amendments thereto. The Township is authorized to accept and record the Seller's deed with the Office of the Hunterdon County Clerk following the closing of title on the Property.

Section 2. The Mayor, Township Attorney and Clerk of the Township are hereby authorized and directed to take all reasonable, necessary and lawful steps including ordering, preparing and executing any and all necessary pre-closing documentation and title closing documents, toward the negotiated acquisition of said Property, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make the aforesaid payment to the owner of the Property.

Section 3. The purchase price for this acquisition shall be paid utilizing previously raised funds which are available from Township of Alexandria's dedicated Open Space Trust Fund and/or Hunterdon County's dedicated Open Space Trust Fund.

Section 4. This purchase is being made pursuant to N.J.S.A. 40A:12-1, 3 4, and 5, et seq. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 5. In addition, the Mayor, Township Attorney and Clerk of the Township are hereby authorized and directed to take all reasonable, necessary and lawful steps as required toward applying to enroll the Property in an appropriate farmland preservation program using Municipal, County and/or State funds. Sale of an agricultural development rights easement is also authorized, but shall be conditioned upon and subject to, review and acceptance by the Township Committee of an acceptable price and contract with the applicable governmental entity. Such acceptance may be made by resolution of the Township Committee.

Section 6. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

ATTEST:

Michele Bobrowski, CMC, Township Clerk

Paul Abraham, Mayor

- Ordinance 2015-004 DPW Capital Improvements-*2nd Reading*
Comm. Pfefferle made a motion, seconded by Comm. Swift to open public comment. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** No comments from the public. Comm. Pfefferle made a motion, seconded by Comm. Swift to close public comment. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Ordinance 2015-004 on 2nd reading. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

**TOWNSHIP OF ALEXANDRIA
HUNTERDON COUNTY, NEW JERSEY**

BOND ORDINANCE NUMBER 2015-04

**BOND ORDINANCE PROVIDING FOR THE
UNDERTAKING OF ROADWAY REPAIRS AND
IMPROVEMENTS, BY AND IN THE TOWNSHIP OF
ALEXANDRIA, IN THE COUNTY OF HUNTERDON,
STATE OF NEW JERSEY; APPROPRIATING
\$500,000 THEREFOR AND AUTHORIZING THE
ISSUANCE OF \$475,000 BONDS OR NOTES OF
THE TOWNSHIP TO FINANCE PART OF THE COST
THEREOF**

**BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, STATE
OF NEW JERSEY** (not less than two-thirds of all members thereof affirmatively
concurring) **AS FOLLOWS:**

SECTION 1. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized as a general improvement or purpose to be undertaken by the Township of Alexandria, in the County of Hunterdon, State of New Jersey (the "Township"). For the said improvement or purpose stated in Section 3, there is hereby appropriated the sum of \$500,000, which sum includes

\$25,000 as the amount of down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Township for down payment or for capital improvement purposes.

SECTION 2. For the financing of said improvement or purpose described in Section 3 hereof and to meet the part of said \$500,000 appropriation not provided for by application hereunder of said \$25,000 down payment, negotiable bonds of the Township are hereby authorized to be issued in the principal amount of \$475,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Township in a principal amount not exceeding \$475,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvement hereby authorized and purpose for the financing of which said bonds or notes are to be issued is the undertaking of roadway repairs and improvements, including, as applicable, drainage improvements, roadway reconstruction and repaving, curb replacement, removal and replacement of sidewalks, concrete curbing, curb ramps, driveway aprons, re-grading, landscaping, excavation, pavement striping, installation of traffic calming devices, resetting manholes and inlets, and various other curb, sidewalk and roadway maintenance, and all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid

documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto, all as set forth in detail in the official records of the Township Clerk.

(b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$475,000.

(c) The estimated cost of said improvement or purpose is \$500,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the down payment for said improvement or purpose in the amount of \$25,000.

SECTION 4. In the event the United States of America, the State of New Jersey, and/or the County of Hunterdon make a contribution or grant in aid to the Township, for the improvement and purpose authorized hereby and the same shall be received by the Township prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Hunterdon. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Hunterdon, shall be received by the Township after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Township as a result of using funds from

this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Township, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The Capital Budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the

form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Township and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$475,000 and the said bonds or notes

authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$125,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

SECTION 8. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

SECTION 9. The Township reasonably expects to reimburse any expenditures toward the costs of the improvement or purpose described in Section 3 of this bond ordinance and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. No funds from sources other than the bonds or notes authorized herein have been or are reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside by the Township, or any member of the same "Controlled Group" as the Township, within the meaning of Treasury Regulation Section 1.150-1(e), pursuant to its budget or financial policies with respect to any expenditures to be reimbursed. This Section 10 is intended to be and hereby is a declaration of the Township's official intent to reimburse any expenditures toward the costs of the

improvement or purpose described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2, and no further action (or inaction) will be an abusive arbitrage device in accordance with Treasury Regulation Section 1.148-10 to avoid the arbitrage yield restrictions or arbitrage rebate requirements under section 148 of the Internal Revenue Code of 1986, as amended (the "Code"). The proceeds of any bonds or notes authorized herein used to reimburse the Township for any expenditures toward the costs of the improvement or purpose described in Section 3 hereof will not be used directly or indirectly (i) to "refund" an issue of governmental obligations within the meaning of Treasury Regulation Section 1.150-1(d), (ii) to create, within one year, following the reimbursement of any expenditures of bond proceeds "replacement proceeds", within the meaning of Treasury Regulation Section 1.148-1 of the bonds, or any other bond issue, or (iii) to reimburse the Township for any expenditure or payment that was originally paid with the proceeds of any obligation of the Township (other than borrowing by the Township from one of its own funds or the funds of a member of the same "Controlled Group" within the meaning of Treasury Regulation Section 1.150-1(e)). The bonds or notes authorized herein to reimburse the Township for any expenditures toward the costs of the improvement or purpose described in Section 3 hereof will be issued in an amount not to exceed \$475,000. The costs to be reimbursed with the proceeds of the bonds or notes authorized herein will be "capital expenditures" in accordance with the meaning of section 150 of the Code and Treasury Regulation Section 1.150-1. This provision will take effect

immediately, but will be of no effect with regard to expenditures for costs paid outside the permitted reimbursement period set forth in Treasury Regulation Section 1.150-2(d)(2).

SECTION 10. The Township covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all federally tax-exempt bonds and notes issued under this bond ordinance.

SECTION 11. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by the Local Bond Law.

NEW BUSINESS:

- 681 Route 513, Peacefield Mgmt. Group

Received a letter dated December 1, 2014 from Aram Papazian. Letter states that there presently exists a deeded easement at the end of Bonnell Road. It is believed that the easement/ROW is approx. 50 feet. The easement was designed to access the Ortho property, 681Route 513. Peacefield Management Group, LLC does not wish to utilize this access through Bonnell Road. Peacefield Management Group, LLC would like this easement/ROW to be extinguished and reverted back to the two properties located at the cul-de-sac on Bonnell Road. The Township Committee has no objection to vacate the easement. Comm. Pfefferle made a motion, seconded by Comm. Swift to allow for the easement/ROW to be vacated. Atty. Dragan requested that Mr. Papazian provide a map or deeds for her to review this matter further and to verify that the Township Committee has jurisdiction to allow for the vacation of the easement/ROW.

- Resolution 2015-043 Revised Salary Resolution for 2015 to reflect correct hourly rate of Fire Subcode Official

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-043. **ROLL CALL: Comm. Swift, yes; Comm. Pfefferle, yes; and Mayor Abraham, yes.**

RESOLUTION # 2015-043 FOR THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO FIX THE SALARIES OF THE VARIOUS OFFICERS AND EMPLOYEES FOR THE YEAR 2015-Revised to reflect the correct hourly wage of the Fire Sub-Code Official

Township Committeemen	\$ 4,040.00
Township Clerk	\$ 53,045.20
	\$ 204.02Special Mtg.
Chief Financial Officer	\$ 21,500.00

Asst. to the CFO	\$ 14,000.00
Tax Assessor	\$ 32,395.98
Tax Collector	\$ 28,800.11
Zoning Officer	\$ 9,048.50
Registrar of Vital Statistics	\$ 1,676.21
Deputy Registrar	\$ 357.05
Percolation Test Witness	Per Ordinance
Planning Board Recording Clerk	\$ 21.34 per hour
	Plus \$210.15 per meeting
Board of Adjustment Secretary	\$ 21.34 per meeting
	Plus \$210.15 per meeting
Board of Health Secretary	\$ 1,395.55
Dog Warden	Per Contract
Office Cleaning	\$ 5,252.00
Emergency Mgmt. 911 Coordinator	\$ 2,948.44
Deputy Emergency Mgmt. Coordinator	\$ 612.30
Clerical Help	\$ 10.00 to \$25.00 per hour
Public Works Personnel	Per Union Contract
Recycling Coordinator-PW	\$ 2,096.57
Recycling Coordinator -Office	\$ 2,096.57
Construction Official	\$ 48.64 per hour
Construction Sub-Code Official	\$ 42.99 per hour
Building Dept. Technical Assistant	\$ 17.67 per hour
Plumbing Sub-Code Official	\$ 48.64 per hour
Electrical Sub-Code Official	\$ 40.72 per hour
Electrical Inspector	\$ 36.06 per hour
Fire Sub-Code Official	\$ 42.99 per hour
Fire Inspector	\$ 42.99 per hour
Fire Prevention	\$ 7,650.75
<u>Court Pending final agreement among Mayors</u>	
Municipal Court Judge	\$ 7,708.70
Municipal Court Administrator	\$ 11,463.715
Deputy Court Administrator	\$ 2,726.42
Court Clerical Assistant	\$ 182.51
Municipal Court Prosecutor	\$ 7,283.80
Public Defender	\$ 1,366.86
Bench Recording Secretary	\$ 175.20
Violations Clerk	\$ 175.20
Court Police Coverage	\$ 1,000.00
Mileage Reimbursement	per IRS publication

ATTEST:

Michele Bobrowski, Municipal Clerk, RMC

Paul Abraham, Mayor

- Resolution 2015-044 Kluber Preservation Cost Share
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-044. **ROLL CALL: Comm. Swift, yes; Comm. Pfefferle, yes; and Mayor Abraham, yes.**

RESOLUTION 2015-044 OF THE TOWNSHIP OF ALEXANDRIA , COUNTY OF HUNTERDON , STATE OF NEW JERSEY PRELIMINARILY APPROVING COST SHARE FOR THE KLUBER FARM, BLOCK 20.01 , LOT 9

WHEREAS, there are certain properties within the Township of Alexandria for which the owners of have filed applications to place their properties within the farmland preservation program; and

WHEREAS, the Hunterdon County Agricultural Development Board (HCADB) informed Alexandria Township that the HCADB has received a farmland preservation application from Peter and Ellen Kluber (“Owner”) for the preservation of Block 20.01, Lot 9 , located within the Township of Alexandria (also known as the “Kluber Farm”), which property is contained in Alexandria Township’s Municipal Planning Incentive Grant list of farms ; and

WHEREAS, the application states that Block 20.01, Lot 9 consists of approximately 57.07+/- acres which are proposed to be preserved subject to one 4 +/- acre non-severable exception area; and

WHEREAS, the Township Committee of the Township of Alexandria desires to adopt this Resolution to approve of said preservation and to agree to cost share with the State SADC and the Hunterdon CADB for the purchase of a farmland preservation easement on Block 20.01, Lot 9; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The Township of Alexandria approves of the application for a farmland preservation easement as described above on Block 20.01, Lot 9 within the Township of Alexandria, and further preliminarily agrees to cost share with the County of Hunterdon and the New Jersey SADC for the purchase of same, subject to the Owners entering into a contract with the County of Hunterdon for the sale of the development easement and the SADC’s approval of the cost-share for same, at a purchase price to be determined after a certified market value is established by appropriate appraisals.

2. A copy of this Resolution shall be forwarded to the Hunterdon County Agriculture Development Board for its information and records.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Township of Alexandria

By:

Paul Abraham, Mayor

Certified to be a true copy of a Resolution adopted on May 13, 2015

By:

Michele Bobrowski, RMC, Township Clerk

- Resolution 2015-045 Chapter 159 Clean Communities 2015
Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-045. **ROLL CALL: Comm. Swift, yes; Comm. Pfefferle, yes; and Mayor Abraham, yes.**

RESOLUTION 2015-45 PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE 2015 BUDGET AND OFFSETTING APPROPRIATIONS FOR A CLEAN COMMUNITIES GRANT.

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Township of Alexandria has received funds from the State of New Jersey in the amount of \$18,631.01 from the State of New Jersey, Environmental Protection Agency for the Clean Communities Program and the Township wishes to amend the 2015 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of \$18,631.01 which is now available as a revenue from the State of New Jersey, Environmental Protection, Clean Communities Grant fy2015 pursuant to the provisions of statute, and

BE IT FURTHER RESOLVED that a like sum of \$18,631.01 be and the same is hereby appropriated under the caption of Clean Communities Grant 2015; and

BE IT FURTHER RESOLVED that the above is the result of having received the funding after the adoption of the 2015 budget; and

BE IT FURTHER RESOLVED that the Township Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

Township of Alexandria

By: _____
Paul Abraham, Mayor

Certified to be a true copy of a Resolution adopted on May 13, 2015

By: _____
Michele Bobrowski, RMC, Township Clerk

- Resolution 2015-046 Chapter 159 Municipal Alliance
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-046 with the title being amended. **ROLL CALL: Comm. Swift, yes; Comm. Pfefferle, yes; and Mayor Abraham, yes.**

RESOLUTION 2015- 046 PROVIDING FOR THE INSERTION OF ANY SPECIAL
ITEM OF REVENUE IN THE 2015 BUDGET AND OFFSETTING
APPROPRIATIONS FOR A MUNICIPAL ALLIANCE GRANT

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Township of Alexandria has received notice of funds from the County of Hunterdon of additional funds for the Alliance Grant in the amount of

\$9,200.00 relating to the extension of the grant year 2013 and the Township wishes to amend the 2015 budget to include this amount as revenue.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2015 in the sum of \$9,200.00 which is now available as a revenue from the County of Hunterdon for the Alliance Grant pursuant to the provisions of statue, and

BE IT FURTHER RESOLVED that a like sum of \$9,200.00 be and the same is hereby appropriated under the caption of Alliance Grant; and

BE IT FURTHER RESOLVED that the above is the result of having received the funding after the adoption of the 2015 budget; and

BE IT FURTHER RESOLVED that the Township Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

Township of Alexandria

By: _____
Paul Abraham, Mayor

Certified to be a true copy of a Resolution adopted on May 13, 2015

By: _____
Michele Bobrowski, RMC, Township Clerk

- Ordinance 2015-005 DPW Re-Appropriating Funds DPW Garage -*1st Reading*
Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Ordinance 2015-005 on 1st reading. Public Hearing will be on June 10, 2015. **ROLL CALL: Comm. Swift, yes; Comm. Pfefferle, yes; and Mayor Abraham, yes.**

**TOWNSHIP OF ALEXANDRIA
ORDINANCE NUMBER 2015-05**

**BOND ORDINANCE PROVIDING FOR THE PURCHASE AND
INSTALLATION OF A POLE STYLE BUILDING WITH EXTERNAL
STEEL SIDING, BY AND IN THE TOWNSHIP OF ALEXANDRIA, IN
THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY;
REAPPROPRIATING EXCESS BOND PROCEEDS AND CAPITAL
FUNDS IN THE AMOUNT OF \$574,233.34 TO FINANCE THE
COST THEREOF**

WHEREAS, the Township Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey (the "Township"), finally adopted Bond Ordinance Number 2011-09-08 on October 2, 2011, entitled "BOND ORDINANCE PROVIDING FOR THE UNDERTAKING OF VARIOUS STREAM AND ROADWAY REPAIRS AND IMPROVEMENTS NECESSITATED BY DAMAGE CAUSED BY HURRICANE IRENE, BY AND IN THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY; APPROPRIATING \$2,000,000 THEREOF AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF" (the "Ordinance"); and

WHEREAS, following the effective date of the Ordinance, the Township, issued bonds to fully fund same and to finance the improvements or purposes authorized therein; and

WHEREAS, the Township has determined that all of the capital improvements or purposes set forth in the Ordinance have either been completed

in full or discontinued as a result of events occurring subsequent to the adoption of the Ordinance, as applicable; and

WHEREAS, there currently remains on deposit in the Township capital accounts, excess bond proceeds and capital funds allocable to the Ordinance (the “Excess Proceeds”) but no longer necessary to complete the improvements or purposes authorized therein; and

WHEREAS, in accordance with its statutory powers, including but not limited to those set forth in section 39 of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., the Township Committee has determined that it is in the best interest of the Township to reappropriate the Excess Proceeds to finance the cost of the purchase and installation of a pole style building with external steel siding to be used as equipment storage and a wash bay on Block 7, Lots 23 and 23.02, commonly known as 257 Hickory Corner Road and 255 Hickory Corner Road, respectively, in the Township, including but not limited to all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration as and if necessary, and all work, materials equipment, labor and appurtenances necessary therefor or incidental thereto and all in accordance with the plans and specifications therefor on file in the Office of the Clerk of the Township and available for public inspection and hereby approved (collectively, the “Project”), which Project is an improvement for which bonds may be issued, thereby, decreasing the amount of additional Township debt to finance such current capital needs; and

WHEREAS, the Township Committee now desires to reappropriate the Excess Proceeds to undertake the cost of the Project, which is an improvement or purpose for which bonds may be issued; and

BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

SECTION 1. The following amount of Excess Proceeds of the Ordinance is no longer necessary for the purpose for which it was authorized and issued:

<u>Bond Ordinance/ Ordinance Number</u>	<u>Excess Proceeds Amount</u>
2011-09-08	\$574,233.34

SECTION 2. The total amount of \$574,233.34 in Excess Proceeds is hereby reappropriated pursuant to N.J.S.A. 40A:2-39 and other applicable law, and shall be used to finance a portion of the cost of the Project, which is a general capital improvement or purpose for which bonds may be issued and, which general improvement or purpose is set forth in Section 3 of this bond ordinance.

SECTION 3. (a) The improvement hereby authorized and purpose for which the Excess Proceeds shall be utilized is the purchase and installation of a pole style building with external steel siding to be used as equipment storage and a wash bay on Block 7, Lots 23 and 23.02, commonly known as 257 Hickory Corner Road and 255 Hickory Corner Road, respectively,

in the Township, including but not limited to all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration as and if necessary, and all work, materials equipment, labor and appurtenances necessary therefor or incidental thereto, which Project is an improvement for which bonds may be issued.

(b) The estimated cost of said purpose is \$574,233.34, which is the reappropriation of the Excess Proceeds.

SECTION 4. The capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith and a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, is on file in the office of the Clerk and is available for public inspection.

SECTION 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement or purpose which the Township may lawfully undertake as a general improvement or purpose, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of said improvement or purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20 years.

(c) An amount not exceeding \$100,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvement or purpose herein before described.

SECTION 6. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption and approval by the Mayor, as provided by the Local Bond Law.

- Pattenburg/Milford Holland Rescue Squad Monetary Distribution for coverage of Bloomsbury Rescue Squad Services

Pattenburg Rescue Squad has come up with a proposal to split the Bloomsbury Rescue Squad coverage area into 2/3rd's to them and 1/3rd to Milford Holland Rescue. Milford Holland Rescue squad needs to respond to an email that was generated on April 30, 2015 from Chief Mark Mason. Correspondence was received showing addresses of jurisdictional coverage and who would be responsible for areas of coverage.

BILL LIST:

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the payment of the bills as listed. **Roll Call: Comm. Pfefferle yes; Comm. Swift, yes; and Mayor Abraham, yes.**

Current Fund	\$ 86,796.36
Other Trust Fund:	
1.) Reserves	948.77
2.) Grants	129.75
General Capital Fund	
Ordinances	174,890.25
COAH	
Farm Preservation	
Budget and App. Reserves	77,494.76
Dog Fund	208.20
Developers Escrow	
1.) Bank of America	

2.) Fulton Bank	
3.) Hopewell Valley	1,421.00
TOTAL:	\$ 341,889.09

Other disbursements	
1.) Regional School Tax	\$ 829,330.00
2.) County School Tax	723,129.75
	\$ 1,552,459.75

Total payments presented to the Township Committee \$ 1,894, 348.84

ENGINEER’S REPORT:

Mayor Abraham read the following report:

- 1.) Alexandria Estates (Toll Brothers) – Road Condition
05/08/15-Left voicemail message for Carmine requesting update on status of cost estimate review;
- 2.) New Municipal Building
05/08/2015 Walk through with Mike Egges to develop final punch list. List to include: paint touch ups, master & office keys, ceilings, cleaning, etc. Reviewed requirements for maintenance bond, warranty, and operation & maintenance manuals for equipment. Mobilease will have HVAC rep balance system after Township moves in;
- 3.) Garage Site Remediation/LSRP
On going
- 4.) Pepe Property Environmental Investigation.
On going
- 5.) Municipal Stormwater Regulation Program
Submitted Township’s Tier B permit on May 1st via DEP web portal. Permit outlines Township’s compliance with DEP Stormwater regulations.

APPROVAL OF MINUTES:

- April 8, 2015 Township Meeting
- April 8, 2015 Executive Session Meeting

Comm. Swift made a motion, seconded by Comm. Pfefferle to approve the above Township Committee Meeting Minutes and Executive Session Minutes. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

PUBLIC COMMENT ON GENERAL MATTERS:

- Mayor Abraham noted that the Alexandria Township Open House will be on June 10th from 6-7 PM. The regular Township meeting will follow at 7:30 PM.
- Resident Judy Tucker noted that on Sunday, Oct. 11th the AEA will be holding another barn tour. The barns that will be on tour are different from the last tour.

- John Anderson from JCP & L noted that JCP & L will be doing a wood pole inspection program in the areas of Route 513 and Mechlin Corner Road. JCP & L will be conducting general inspections on wires in the northwest portion of town and north of Hickory Corner Road. A new substation in West Amwell that services Alexandria Township has been under construction since the fall. Will be up and running on Friday. Work still needs to be done from the main municipal building to the barn and once done JCP & L can remove pole.

CORRESPONDENCE:

- Alexandria Township received a News Release from the New Jersey Department of Environmental Protection Agency that they are proposing to remove Alexandria Township landfill from the superfund list. Crown Vantage was used as a landfill from the 1930's until the early 1970's. The landfill reportedly was utilized for the disposal of waste by the adjacent Curtis Specialty Papers Mill, as well as by other nearby Riegel Paper Company facilities. Approximately 2, 450 drums and waste were moved from the landfill, and the area was filled with clean material. A wall was built to stabilize the landfill and prevent materials from reaching the Delaware River. Fencing was erected and signs were installed to keep trespassers from disturbing the surface of the site. The EPA will continue to monitor the site and if conditions change then they can take future actions under the Superfund program. Comments on the proposed deletion of the site from the Superfund site can be submitted to hess.alison@epa.gov.
- D.A.R.E. New Jersey after 25 years has been forced to close their doors. The D.A.R.E. franchisor in California imposed a curriculum for New Jersey that is untested, unproven and has been rejected by key law enforcement and educational organizations in New Jersey. Though D.A.R.E. New Jersey can't continue in New Jersey due to the minimum standards that educational authorities have mandated in New Jersey's Core Curriculum Content Standards not being met a new organization called Too Good for Drugs will be utilized in New Jersey.
- Governor Christie urges caution during wildfire season. The New Jersey Forest Fire Service urges the public to be extra cautious when outdoors in order to reduce the risk of fires. The wildfire risk is currently rated as high statewide. For more information on wildfire safety, prevention, tips on protecting your home, and current condition, visit: www.njwildfire.org.

Comm. Pfefferle made a motion, seconded by Comm. Swift to move to Executive Session. **Roll Call: Comm. Pfefferle, yes; Comm. Swift, yes and Mayor Abraham, yes.**

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION: Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

- A confidential or excluded matter under Federal or State Law or Court Rule.
 - A matter involving information that may impair the Township's rights to receive funds from the United States Government.
 - A matter constituting an unwarranted invasion of an individual's privacy rights.
 - Collective Bargaining Agreement or negotiation of the Agreement.
 - Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.
 - Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.
 - Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.
- Township Lease**
Alternatives Inc
COAH
Diocese of Metuchen
Joint Municipal Court
- Matters falling within the attorney-client privilege.
 - Personnel matters involving a specific employee or officer of the Township.
Aram Papazian
 - Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.

3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
5. This Resolution shall take effect immediately .

MOTION TO RETURN TO PUBLIC SESSION:

Comm. Pfefferle made a motion, seconded by Comm. Swift to return to Public Session.

ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes and Mayor Abraham, yes.

Comm. Pfefferle made a motion, seconded by Comm. Swift to authorize Atty. Dragan to draft a letter for Aram Papazian's personnel file. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Township Clerk Michele Bobrowski to write a letter to the Delaware Valley Joint Municipal Court informing them of the approved 1% raise for 2015. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the appointment of Atty. Jonathan Drill as special COAH council for Alexandria Township at a rate of \$175.00. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Township Clerk Michele Bobrowski to hire a part-time worker for the move to the new municipal building. Salary to be based on the 2015 salary resolution. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

- Township Eviction Letter

No Update

- Diocese of Metuchen

Township Committee to approve Atty. Dragan to move forward with obtaining survey proposals.

- Aram Papazian/Peacefield Mgmt. Corp

A letter will be prepared for Chairman Papazian's personnel file.

- Alternatives Inc.-46 Kappus Road

No Update

- COAH

Comm. Pfefferle obtained four proposals from attorneys who specialize in COAH related matters. The four proposals are as follows:

Atty. Buzack - \$265.00 per hour for services

Atty. Schmeier- \$180.00 per hour for services

Atty. Drill- \$175.00 per hour for services

Atty. Morgan- \$250.00 per hour for services

Township Committee will make a motion to hire Atty. Drill as Special COAH Council for Alexandria Township at a rate of \$175.00/hr.

- Joint Municipal Court

Township Clerk Michele Bobrowski will send a letter to Judge Novak advising him that court personnel will be given a 1% raise from Alexandria Township for 2015.

- DPW Contract

Matter to stay in Executive Session

- Bid Process

The Township Committee will have the Township Clerk relay questions to all potential bidders if a Township Committee member has a question on a received bid.

- Temporary Office Help

The Township Committee will approve the Township Clerk to hire part-time help to assist in unpacking and set up of the new municipal building as needed. The hourly rate for this position is stated in the 2015 salary resolution.

MOTION TO ADJOURN

Comm. Swift made a motion, seconded by Comm. Pfefferle to adjourn. **ROLL CALL:** Comm. Pfefferle, yes; Comm. Swift, yes; and Mayor Abraham, yes. **Meeting Adjourned at 11:00 PM.**

Respectfully Submitted:
Michele Bobrowski, RMC
Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of May 13, 2015 and certify that said Minutes were approved unanimously by the Township on the 10th day of June 2015.

Paul Abraham, Mayor

Dated: _____