

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING  
MINUTES  
AUGUST 12, 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](http://www.alexandria-nj.us)) as required by the Open Public Meetings Act.

Meeting Called to order at 7:37 PM.

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

**FLAG SALUTE:**

**PRESENTATION:**

Ms. Larsen, President of the Franklin Township Seniors presented the Township Committee with newspaper clippings from World War II that was collected by a member of the Franklin Township Seniors.

**MUNICIPAL BUILDING UPDATE:**

- Maintenance Bond

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the maintenance bond provided by Mobilease Modular Inc. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- Notice of Non-Compliance from NJ DEP for the Municipal Offices/Water Samples

The New Jersey Department of Environmental Protection Agency issued a Notice of Non-Compliance for failing to have a quarterly water sample taken between April-June of this year at the new municipal building. The new municipal building wasn't occupied until mid-June. The Hunterdon County Health Department abated the monetary fines for the Notice. A water sample was taken at the end of March and the middle of July. A public notice will be published in the Township's official newspaper. Quarterly water samples will be performed by Garden State Labs moving forward.

- Municipal Office Sign

The Park and Rec Commission recommend that a sign be placed on top of the existing park entrance sign. Two additional signs will be installed with arrows to assist those looking for the municipal offices. The signs will be made by Township Resident, Tom Rosinski and monies for the signs will be paid by the Township and not the Park & Rec Commission.

- Resolution 2015-062 Recognition of Township Clerk

Comm. Pfefferle made a motion, seconded by Comm. Swift to pass Resolution 2015-062. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Township Clerk Michele Bobrowski thanked the Township Committee for their generosity and appreciated the recognition.

**RESOLUTION 2015-062 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

**WHEREAS**, the Township Committee of Alexandria Township is responsible for the compensation of Township employees; and

**WHEREAS**, the recently completed Alexandria Township Municipal Building project (hereinafter "Project") was a tremendous success, with a Grand Opening and ceremony held on June 10, 2015; and

**WHEREAS**, the Project proceeded in an efficient and cost-effective manner, with good and sufficient administration, controls and coordination provided by the Township team responsible for managing the Project; and

**WHEREAS**, the Project was completed significantly below the Township Committee's budget estimates largely because of Township planning, management and oversight; and

**WHEREAS**, Michele Bobrowski, Township Clerk, in a volunteer and unofficial capacity, as well as in an official capacity, undertook to coordinate the necessary planning and preparation work for all phases of the Project, from confirmation of requirements, measurement of cabinets, acquisition of furniture, coordination of packing and moving, coordination of building inspections and resolution of issues to coordination with contractors and engagement of other employees, and, in so doing, was a key to success of the overall Project, including helping to achieve its lower cost; and

**WHEREAS**, the Township Committee wishes to reward and recognize Michele Bobrowski for her service in connection with the Project, acknowledging that the vast majority of the above-described tasks undertaken by her were well beyond the job description and normal duties of a municipal Clerk.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, on this 12th day of August, 2015 that a monetary sum in the amount of \$5,000 is hereby awarded to Michele Bobrowski, as a token of its thanks and appreciation.

Such sum shall be payable as a one-time lump award out of the municipal building fund.

This resolution shall take effect immediately.

Witness:

TOWNSHIP OF ALEXANDRIA

\_\_\_\_\_  
Sharon Dragan, Twp. Atty.

By: \_\_\_\_\_  
Paul Abraham, Mayor

- Landscaping of the Municipal Offices

Two Girl Scout Gold Award projects will begin in the spring. One Girl Scout Gold Award will be the creation of a butterfly garden and the second project will be a “Take a Book, Leave a Book” Library with a bench. Both projects will transform the front of the municipal offices.

## COMMITTEE REPORTS:

- ENVIRONMENTAL COMMISSION REPORT-No Report
- FARMLAND/OPEN SPACE: Chair Bill Fritsche was present.
  - 1.) Noted that there is an application moving forward for a 160 acre parcel on Sky Manor Road. Application will be submitted by Friday and will go right to the State. Another application pending pertains to a 40 acre piece with an additional 35 acres added to that. Another 160 acre piece is pending. The Open Space Commission is working with the owners and the State will be involved;
  - 2.) The Diocese of Metuchen has flags in the ground delineating wetlands but no maps have been provided. The State needs a map to move forward with the application;
  - 3.) The Kluber property is moving forward nicely. Appraisal reports will be back shortly;
  - 4.) The Jacobson property will be closing shortly;
  - 5.) The Open Space Commission will be meeting with the Zoning Officer and Mr. Grefe on Thursday, August 13, 2015 because a lot line adjustment needs to be done for the two individual properties going into preservation. The Open Space Commission would like minimal impact due to a new lot line adjustment because of the property lines running too close to an existing building. Once the lot line adjustment has been approved the application can continue;
  - 6.) The Voss Property has been turned over to the State due to complications with the location of the exception area with the County and the property is owned by a corporation. The property is 130 acres;

Mayor Abraham asked Comm. Pfefferle if Township Planner David Banisch is aware of the approximate 500 acres discussed tonight for preservation in regards to Mt. Laurel Housing and the Penneast Pipeline. Comm. Pfefferle noted that the initial plan does not include lands that are not buildable. Chair Fritsche noted if an applicant applies for a Municipal or State PIG, the applicant signs an agreement that they will accept the Township’s strike price of \$7,500.00 per acre and the property can continue in the program. Hunterdon County came up with the \$7,500.00 minimum per acre appraisal. If an applicant isn’t happy with the appraisal price the applicant is still obligated to pay the appraisal costs. The County is recommending that the Township pay the appraisal cost upfront. Applicants are hesitant to initiate the program and don’t want to pay for an appraisal if the numbers aren’t what they were hoping for. Appraisals are a reimbursed cost by the County and the Township would see a return in monies if the applicant proceeds with the preservation. Chair Fritsche noted that the County has money earmarked for Alexandria Township and that money can be used to offset the appraisal expenses. The Township Committee will determine appraisal commitments on a case to case basis.

### 7.) PARK & RECREATION REPORT:

Chair Mary Jo Tufaro was present. Chair Tufaro would like to have Brietta Ihling appointed as a new member of Park & Rec. Mayor Abraham would like to appoint Brietta Ihling to the Park & Rec Commission. Comm. Pfefferle made a motion, seconded by Comm. Swift in support of the appointment of Brietta Ihling to the Park & Rec Commission. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Working on getting estimates for some porch and basement repairs. DPW Foreman Glen Griffith gave Park & Rec a list of items that need to be repaired. Working on getting estimates for sealing the walking trail. On August 22<sup>nd</sup> the Alexandria Equestrian Association (AEA) has a contractor repairing floor boards at the park barn front porch. Chair Tufaro called Patty Jones from Groendyke Associates to find out if approval was needed from the insurance company to have the repairs done by AEA. Patty Jones noted that the Township Committee would need to approve the repairs. Mayor Abraham noted that the Park & Rec Commission has oversight of the park and it would be Park & Rec to ultimately give the approval of the repairs. Park & Rec will have the repairs proceed as planned. The repairs will be performed by a licensed contractor. The repairs will be funded by AEA. A concert is planned at the park on

Friday, August 21<sup>st</sup> and AEA is planning a barn tour for October 11<sup>th</sup>. There will be 6 barns on the tour. Resident Floyd Evans had concerns over two individuals using the park barn with Pennsylvania plates. Bill Fritsche approached the two individuals and asked if they signed the required log in sheet. Neither party was aware of it. Mr. Fritsche took down the two license plates and will forward the numbers to Judy Tucker so she can investigate. Mr. Fritsche and Mr. Evans would like to see controls in place so that individuals who aren't AEA members can't access the barn.

8.) ROAD CHAIRMAN'S REPORT:

Road Chair Comm. Swift read the following report prepared by DPW Foreman Glen Griffith:

Municipal building:

- a) Finished the walkway and parking lot lights, special thanks to Frank Hahola for helping the DPW with all the electrical work at the building.
- b) Put together 15 large shelves for storage in the basement of the building
- c) New water holding tank was installed in the basement of the park barn

Park maintenance:

- a) Turf maintenance is on-going
- b) Spread 100 yds. of mulch in the playground
- c) Brush hogged the old Pepe property and the back of the park where disc golf is played

Road work:

- a) Base asphalt repairs on Sweet Hollow Rd.
- b) Asphalt repairs on Kappus Rd.
- c) Preparing for the oil and chip program
- d) Preparing for the asphalt program
- e) Started the 2<sup>nd</sup> round of roadside mowing
- f) Replaced 2 inlets on Dark Hollow Road "complete redo"
- g) Equipment maintenance on-going

**PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:**

No Comments

**OLD BUSINESS:**

- DPW Garage

DPW Foreman put together numbers for three different sized garages:

70 x 120     \$511,000.00 (the original proposed size)

50 x 120     \$ 365,000.00(the smallest size DPW will go to store equipment)

60 x 120     \$ 438,000.00

There are other costs that are not included in the above prices such as a 5000 gallon catch basin, site work, electrical work, etc. Resident Floyd Evans questioned when the wash

bay would be installed. The wash bay would be installed at the time of construction. At this time the Township Committee needs to determine the appropriate size garage. Costs have not been researched at this time for the wash bay. Mr. Evans feels strongly against the installation of the wash bay and will be reaching out to the Hunterdon County Freeholders as a citizen requesting that the Alexandria DPW and other municipalities be able to use the County's wash bay. The Township Committee has concerns about sharing a wash bay with the County because there will be a back log of trucks being washed, driving back from the County facility will have salt build up on the truck again, and it will take away an employee from plowing as they wait at the County. The Township Committee is open to a shared service at the new garage with another Township. The Township Committee will deliberate over the three sizes and will make a decision by the September 9, 2015 meeting and will await Mr. Evans feedback from the Freeholders on the use of their wash bay.

#### **NEW BUSINESS:**

- Gypsy Moth Survey

Comm. Swift made a motion, seconded by Comm. Pfefferle to support the gypsy moth survey in Alexandria Township. The Township's commitment is to supply the inspector with 2 copies of the tax map. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- Municipal Alliance Subgrant Agreement

Comm. Swift made a motion, seconded by Comm. Pfefferle to approve the Municipal Alliance Subgrant Agreement. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- Milford Borough Multi-Modal Connectivity Plan

Comm. Pfefferle made a motion, seconded by Comm. Swift to support the Milford Borough Multi-Modal Connectivity Plan grant. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.** Township Clerk Michele Bobrowski will send a letter on behalf of the Township.

- Resolution 2015-058 Certification of Annual Audit

The Township Committee will table this Resolution.

### **TOWNSHIP OF ALEXANDRIA RESOLUTION 2015-058 GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2014 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED**, That the Township Committee of the Township of Alexandria, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance

I, Michele Bobrowski, Township Clerk of the Township of Alexandria, County of Hunterdon, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the Township Committee on August 12, 2015.

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Michele Bobrowski, RMC  
Township Clerk

• Resolution 2015-060 Tax Overpayment for B-15, L-16.01 & B-15, L-16Q0147 Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-060. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

**RESOLUTION 2015 – 060 TOWNSHIP OF ALEXANDRIA, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY FOR TAX REFUND FOR  
B-15, Lot 16Q0147 AND B-15, L-16.01**

**WHEREAS**, the Tax Collector has an overpayment of 2015 taxes for the following properties because of an adjustment in property values:

Block 15 Lot 16Q0147 in the amount of: \$ 183.75  
Block 15 Lot 16.01 in the amount of: \$1,057.25

**WHEREAS**, the property owner has requested a refund of the overpayments; and

**WHEREAS**, these overpayments should be refunded;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, that the Chief Financial Officer be directed to issue a refund check in the amount of \$1,241.00 to: Dreams Come True Therapeutic Riding, 639 County Rd. 513, Pittstown NJ 08867;

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be provided to the Tax Collector.

\_\_\_\_\_  
Paul Abraham, Mayor

**ATTEST:**

\_\_\_\_\_  
Michele Bobrowski, RMC  
Township Clerk

- Ordinance 2015-06 Adding a New Chapter Regulating the Care, Maintenance and Security of Certain Abandoned/Vacant Properties *1<sup>st</sup> Reading*

Atty. Dragan found some spelling errors in the Ordinance and wanted to note the following:

- 1.) On Section 3, (f) “Ensure that the vacant property is remains free of all litter, rubbish, garbage, debris, unclaimed newspapers, unclaimed mail or other paper”  
The word “is” needs to be removed.
- 2.) On Section 5- Notice of Creditors (a) “The Township Clerk shall forward a copy of the Notice provided by the creditor pursuant to Section 4 above to the Zoning Officer or other authorized municipal official responsible for administration of this Ordinance or other public nuisance ordinance. **However, failure to forward such Notice shall not relieve the creditor of its obligations under this**

**Ordinance.**” Needs to read “However, the Township Clerk’s failure to forward such Notice shall not relieve the creditor of its obligations under this Ordinance”  
Comm. Pfefferle questioned if the Ordinance allows the Township to hire an individual to clean-up the property and attach a lien on the property for those services. Atty. Dragan read Section 7-Violations and Penalties “d. Fines assessed under this chapter shall be recoverable from the Owner and shall be a lien on the property.” Comm. Pfefferle wants to make sure a lien can be attached if the Township needs to hire someone to maintain the property if the Creditor fails to do so. Atty. Dragan will amend Ordinance to reflect language change to permit the Township access to the property and attach the lien for services rendered. Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Ordinance 2015-06 on first reading with the above changes. **Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes. Second reading will be on Wednesday, September 9, 2015 at 7:35 PM.**

***AMENDING THE CODE OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO ADD A NEW CHAPTER REGULATING THE CARE, MAINTENANCE AND SECURITY OF CERTAIN ABANDONED/VACANT PROPERTIES***

***Ordinance # 2015-06***

***WHEREAS***, there are certain residential properties within the Township of Alexandria which have fallen subject to foreclosure proceedings and/or otherwise been vacated or abandoned by owners who have failed to maintain or secure them to adequate standards; and

***WHEREAS***, the failure to maintain or secure such properties affects the health, safety and welfare of the residents of Alexandria Township, including diminution of neighboring property values, increased risk of fire, potential increased criminal activity and health risks. Consequently, the Township Committee believes it is in the public interest to regulate such properties; and

***WHEREAS***, the Township is authorized to adopt ordinances regulating the exterior of vacant and abandoned residential properties on which a summons and complaint has been filed in foreclosure, pursuant to recent amendments to Title 2A, 40 and 46 of the New Jersey Statutes and in particular, N.J.S.A. 40:48-2.12s, et seq.

***NOW, THEREFORE BE IT ORDAINED*** by the Township Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey that the following amendments shall be made to the Code of the Township of Alexandria, to add a new Chapter entitled “Abandoned or Vacant Properties” to provide as follows:

**SECTION 1. Purpose.**

This Ordinance authorizes the Township of Alexandria to govern the maintenance of vacant or abandoned property in the Township of Alexandria and establishes requirements regarding same.

**SECTION 2. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**ABANDONED STRUCTURE -**

(1) A structure, building, dwelling or other component of building materials whose valid construction permit or temporary certificate of occupancy has expired per N.J.A.C. 5:23-2.16(b) and 5:23-2.23(g) and any analogous successor rule; or

(2) A vacant property as defined below.

**OWNER -** Includes the title holder, any agent of the title holder having authority with respect to a vacant or abandoned property, any foreclosing entity subject to the provisions of N.J.S.A. 46:10B-51 (P.L. 2008, c. 127, sect. 17) or any other entity so determined by the Township of Alexandria.

**VACANT PROPERTY -** Any building used or to be used for residential or commercial purposes which is not legally occupied or at which substantially all lawful construction operations or occupancy has ceased, provided, however, that any property that contains all building systems in working order, is fully compliant with Alexandria Township's maintenance requirements as set forth in this or any other applicable Township ordinance, and is being actively marketed by its owner for sale or rental, shall not be deemed vacant. Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act N.J.S.A. 55:19-78, et seq. shall also be deemed to be vacant property for the purposes of this ordinance.

**WEEDS -** All grasses, annual plants and vegetation having growth in excess of 10 inches in height.

**SECTION 3. Requirements for All Owners of Vacant/Abandoned Property.**

The Owner, as defined under this ordinance, of any building that has become vacant property, and any person maintaining, operating or collecting rent for any such building that has become vacant shall, within 30 days of its vacancy:

- a. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Code of the Township of Alexandria, or as otherwise provided by law.
- b. Post a sign on the building indicating the name, address and telephone number of the Owner, the Owner's authorized agent for the purpose of service of process, and the person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and place in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18" x 24".
- c. Secure the building from unauthorized entry and maintain the sign until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete.
- d. Post the property with "No Trespassing" signs or a nature sufficient to give notice to any person entering upon the property that is against the law to enter the property without permissions of the owner.
- e. Ensure that the vacant property is inspected on a monthly basis by the owner's

authorized agent and prepare inspection reports, which shall be forwarded to the Zoning Officer no later than the end of each month.

f. Ensure that the vacant property is remains free of all litter, rubbish, garbage, debris, unclaimed newspapers, unclaimed mail or other paper.

g. Ensure that the lawn, grasses and/or weeds are maintained at a height no greater than 10 inches.

h. The owner of any vacant building shall acquire and otherwise maintain liability insurance by procuring a vacancy policy in an amount of not less than three hundred thousand (\$300,000.00) dollars for buildings designed primarily for use as residential units and not less than one million (\$1,000,000.00) dollars for any other building including, but not limited to, buildings designed for manufacturing, industrial, storage or commercial uses, covering any damage to any person or any property caused by any physical condition of or in the building. The owner shall provide evidence of the insurance to the Township Clerk.

i. Notify the Township Clerk that the property has become vacant or abandoned. Such notice shall include the information provided in Section 3b above, together with the street address, block and lot of the property.

#### **SECTION 4. Creditor Responsibility**

a. In addition to the above ordinance provisions, pursuant to the provisions of the New Jersey Creditor Responsibility Law at N.J.S.A. 46:10B-51 (P.L. 2014, c. 5) a creditor filing a summons and complaint to foreclose a lien on a residential property that is vacant and/or abandoned, whether the filing of the summons and complaint is made before or after the determination that the property is vacant and abandoned, shall be responsible for the care, maintenance, security and upkeep of the exterior of the residential property.

b. Pursuant to the above-referenced statute (as may be amended from time to time), a foreclosing creditor shall, within 10 days of serving a summons and complaint to foreclose on a mortgage on residential property in Alexandria Township, provide a Notice to the Township Clerk that a summons and complaint in an action to foreclose a mortgage has been filed against the subject property. The Notice shall contain the following information: street address, lot and block of the property, full name and contact information of an individual located within the State who is authorized to accept service on behalf of the creditor; and name and contact information for the representative of the creditor who is responsible for receiving complaints of property maintenance and code violations.

c. In addition to the above, an *out-of-State* creditor shall include the full name and contact information of the in-State representative or agent in the Notice required to be provided to the Township clerk pursuant to paragraph one of N.J.S.A. 46:10B-51. An *out-of-State* creditor found by a court of competent jurisdiction to have violated this provision shall be subject to a fine of \$2,500.00 for each day of the violation commencing on the day after the 10-day period set forth in paragraph one of N.J.S.A. 46:10b-51 with respect to notifying the Township Clerk that an action to foreclose on the property has been filed.

d. The Notice required to be provided by the creditor under this section may contain information about more than one property and shall be provided by both mail and electronic means.

e. If the property being foreclosed is an affordable unit pursuant to the “Fair Housing Act”, P.L. 1985, c. 222 (C.52:27D-301, et al), then the creditor shall identify that the property is subject to the Fair Housing Act.

**SECTION 5. Notice to Creditors.**

a. The Township Clerk shall forward a copy of the Notice provided by the creditor pursuant to Section 4 above to the Zoning Officer or other authorized municipal official responsible for administration of this Ordinance or other public nuisance ordinance. However, failure to forward such Notice shall not relieve the creditor of its obligations under this Ordinance.

b. If the Zoning Officer, or other authorized municipal official, determines that a creditor obligated to care, maintain, secure and keep up a vacant and abandoned property has failed to do so in violation of the provisions of the Code, the Zoning Officer or other authorized municipal official shall issue a notice of violation to the creditor that has filed a summons and complaint to foreclose on the property in question. The notice shall require the person or entity to correct the violation within thirty (30) days of receipt of the notice, or within ten (10) days of receipt of the notice if the violation presents an imminent threat to public health and safety. This issuance of this notice shall constitute evidence that a property is “vacant and abandoned” for purposes of N.J.S.A. 2A:50-73.

**SECTION 6. Administration**

The Mayor and Township Committee may issue rules and regulations for the administration of the provisions of this ordinance.

**SECTION 7. Violations and Penalties.**

a. Any owner who is not in full compliance with this ordinance, or who otherwise violates any provisions of this ordinance or the rules and regulations issued hereunder shall, upon conviction, be subject to a fine of not less than \$500.00 and not more than \$2,000.00 for each offense or imprisonment for a period not exceeding 90 days, or a period of community service not exceeding 90 days, or any combination thereof. Each day on which such violation exists shall constitute a separate violation. The court before which any person is convicted of violating this Chapter shall also have the power to impose a penalty, pursuant to N.J.S.A. 26:3-70 et seq. and the Penalty Enforcement Law (N.J.S.A. 2A:58-1 et seq.) of not more than \$500 nor less than \$5.00.

b. A creditor required to care for, maintain, secure and keep up a property under this Chapter who is cited in notices issued pursuant to this Chapter shall be subject to a fine of \$2,000.00 for each day of the violation. The penalties set forth in this sub-section are separate and apart from the remedy provided for in Section 7a hereof and the remedy provided by N.J.S.A. 40:48-2.13 and 40:48-2.14. The remedy in this sub-section shall be in addition to all remedies available to the Township in law or in equity.

c. For purposes of this Chapter, failure to file the notices required by this Chapter, failure to provide correct information on the notices, failure to submit inspection reports, failure to comply with the provisions of this Chapter, or such other matters as may be established by the rules and regulations of the Zoning Officer or his designee, shall be deemed to be violations of this ordinance

d. Fines assessed under this chapter shall be recoverable from the Owner and shall be a lien on the property.

**SECTION 8. Effect on other laws; interpretations of provisions.**

Nothing in this chapter is intended nor shall be read to conflict or prevent the Township from taking action against buildings found to be unfit for human habitation or unsafe structures as provided in applicable provisions of the Code of the Township of Alexandria.

**SECTION 9.** This ordinance supersedes and repeals any ordinances, sections or portion(s) of the Alexandria Township Code or any other Township ordinance or portion of the Code to the extent they are inconsistent herewith.

**SECTION 10.** All other language contained in the Alexandria Township Code not specifically changed by this ordinance amendment shall remain in full force and effect.

**SECTION 11.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

**SECTION 12.** This ordinance shall take effect immediately upon final passage and publication in accordance with law.

ATTEST:

THE TOWNSHIP OF ALEXANDRIA

\_\_\_\_\_  
Michele Bobrowski, RMC, Twp. Clerk

By:

Paul Abraham, Mayor

- Resolution 2015-63 Curtis Paper Demo Clean-up Regulations  
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-063.  
**Roll Call: Comm. Swift, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

**RESOLUTION 2015 – 063 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY REQUESTING THE COUNTY OF HUNTERDON TO REGULATE TRUCK/EQUIPMENT TRAFFIC IN ALEXANDRIA TOWNSHIP IN CONNECTION WITH DEMOLITION AND CLEAN-UP ACTIVITIES AT THE CURTIS PAPER MILL SITE**

**WHEREAS**, the Township of Alexandria has received notice that International Paper and Georgia Pacific, successors in interest to the owners/operators of the former Curtis Paper Mill, have completed hazardous mitigation operations and that they intend to begin demolition of the buildings at the former Curtis Paper Mill site in Milford Borough and Alexandria Township (the “Site”) in the near future; and

**WHEREAS**, the Alexandria Township Committee is concerned about the level and amount of truck traffic expected to be hauling demolition debris through Alexandria Township from the Site and what the impact will be on the affected portions of the County roadways running through the Township, as well as the effects of said demolition traffic upon the health, safety and welfare of Alexandria Township's residents.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, request the County of Hunterdon to restrict truck and equipment traffic resulting from demolition activities occurring at the former Curtis Paper Mill site to weekdays and business hours, only, and to negotiate repairs that may be needed to the County roads running through Alexandria Township as a result of said truck and equipment traffic.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately and memorializes the Township Committee's approval at a public meeting held on August 12, 2015.

**BE IT FURTHER RESOLVED** that the Municipal Clerk is directed to provide a copy of this resolution to the Hunterdon County freeholders and to the appropriate representatives of International Paper and Georgia Pacific.

Township of Alexandria  
By:  
Paul Abraham, Mayor

Certified to be a true copy of a Resolution adopted on August 12, 2015

By:  
Michele Bobrowski, RMC  
Township Clerk

**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.**

<b>Current Fund</b>	<b>\$ 50,468.97</b>
<b>Other Trust Fund:</b>	
1.) Reserves	824.44
2.) Grants	14,117.20
<b>General Capital Fund</b>	
<b>Ordinances</b>	<b>34,615.10</b>

**COAH**

**Farm Preservation**

**Budget and App. Reserves**                    **6,034.43**

**Dog Fund**    **22.80**

**Developers Escrow**

**1.) Bank of America**                        **78.00**

**2.) Fulton Bank**

**3.) Hopewell Valley**                        **775.25**

**TOTAL:**    **\$ 106,936.19**

**Other disbursements**

**1.) County Taxes**                            **\$ 726,309.03**

**2.) Local School**                            **1,114,227.00**

    
**\$ 1,840,536.03**

**Total payments presented to the Township Committee**    **\$ 1,947,472.22**

**ENGINEER’S REPORT:**

Mayor Abraham read the following report prepared by Township Engineer Robert O’Brien:

1. Alexandria Estates (Toll Brothers) – Inlet Repairs

08/04/15 – Reviewed condition of inlets with DPW Foreman Glen Griffiths. Currently, 30 of the 60 total inlets have failed or are failing. Glenn estimated the repair cost at \$1,500 per inlet for a total cost of \$45,000. Toll Brothers has offered the Township \$25,000.00 which is contingent upon the development being completed. The development being completed is unknown. Comm. Swift made a motion, seconded by Comm. Pfefferle to authorize Township Engineer Robert O’Brien to reject the offer made by Toll Brothers. **Roll Call: Comm. Pfefferle yes; Comm. Swift, yes; and Mayor Abraham, yes.**

2. New Municipal Building.

07/21/15 - Reviewed sound issue between public meeting room and executive conference room with Mobilease and Glenn. The contract specifications required the common walls between the public meeting room and executive conference room to be insulated with Sound Attenuation Blankets, ASTM 665, Type I. Mobilease installed R-11 Batt Insulation which meets the ASTM standard. Mobilease is in the process of obtaining new door sweeps that will further prevent sound transfer between the rooms. Township Engineer Rob O’Brien will schedule a meeting with Mobilease to test the sound attenuation after the sweeps are installed and discuss other options.

3. Garage Site Remediation/LSRP.  
On-going.

4. Pepe Property Environmental Investigation.  
On-going

5. Hemingway Estates – Block 9 Lot 3  
On-going

**APPROVAL OF MINUTES:**

- July 8, 2015 Township Meeting
  - July 8, 2015 Executive Session Meeting
- Will be tabled for the September 9, 2015 meeting.

**PUBLIC COMMENT ON GENERAL MATTERS:**

- Mayor Abraham thanked Frenchtown Mayor Warren Cooper for attending this evenings meeting.
- Property owner Mr. DeSapio questioned why the Township is fining a tenant of his. Mr. DeSapio stated that the business is an intended use and that he went to Zoning and the Zoning Officer didn't respond. Mayor Abraham noted that the matter is in the Zoning Officer's hands and he will be in on Thursday, August 13<sup>th</sup>. Mr. DeSapio asked why zoning didn't issue a permit and Atty. Dragan stated that a Zoning permit wasn't requested. Mr. DeSapio stated that a zoning permit was applied for two weeks ago. Atty. Dragan stated that was not the case and that an application wasn't received. Mr. DeSapio stated that the use is permitted and that he doesn't need to apply for zoning approval. Mr. DeSapio stated that the business will continue to operate regardless of being fined.

**CORRESPONDENCE:**

- The Hunterdon County 4-H & Ag Fair is scheduled for Wednesday, August 19<sup>th</sup> through Sunday August 23<sup>rd</sup> at the Hunterdon County Fairgrounds located at:  
**County Fairgrounds - South County Park**  
**Route 179, Ringoes, NJ**  
**Physical Address: Route 179, Lambertville, NJ 08530**
- The Snyder Farm Open House and Great Tomato Tasting will be on Wednesday, August 26, 2015 from 3 PM-7 PM Rain or Shine. You will be able to taste more than 60 tomato varieties along with farm grown fruit, basil, honey, and more. The open house features include the Melda C. Snyder teaching garden, a turf labyrinth, sunflower pyramid, and a wagon tour highlighting today's Rutgers/NJAES agricultural and horticultural research. For more information visit

<http://discovery.rutgers.edu/events/2015/Great-Tomato-Tasting.html>. Admissions are \$7.00-children 10 and under are free (cash/check only). The farm is located at 140 Locust Grove Road, Pittstown, NJ.

- Sign up for text and email notification for all notices (emergency alerts as well as community notifications) at [www.nixle.com](http://www.nixle.com). If there is an alert you can then be notified. Don't delay! This is great way for the Township to reach out to all of our residents.

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.

**Mt. Laurel Housing  
DPW Contract  
Auditor Bids  
Kluber Appraisal**

- Matters falling within the attorney-client privilege.
- Personnel matters involving a specific employee or officer of the Township.

\_\_\_\_\_ 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.

\*\*\*\*\*

Comm. Swift made a motion, seconded by Comm. Pfefferle to return to Public Session.  
**ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes and Mayor Abraham, yes.**

**EXECUTIVE SESSION:**

The following matters were discussed in Executive Session:

- Litigation/Mt. Laurel Housing:

COAH Sub-Committee met and authorized David Banisch to send letters to Frenchtown Boro and Milford Boro to use water and sewer facilities for potential affordable housing.

- Contract Negotiations/DPW Contract:

Matter to stay in Executive Session

- Contract Negotiations/Kluber Appraisals:

Three proposals were received:

Robert Heffernan- \$1895.00  
Michael Schaible- \$2,000.00  
Tom Rodriguez- \$2,100.00

The Township Committee will move forward with Robert Heffernan and Michael Schaible to prepare appraisals for the Kluber Property, B-20.01, L-9.

- Contract Negotiations/Auditor Bids:

Alexandria Township solicited RFP's for an Auditor for 2016. The following RFP's were submitted:

- 1.) Suplee Clooney \$22,500.00
- 2.) Nisivoccia, LLP \$17,500.00
- 3.) Colantano \$20,250.00
- 4.) Ferraioli \$22,500.00
- 5.) McEnerney Brady & Co. \$22,500.00
- 6.) Garbarini & Co. \$22,000.00

The Township Committee will not move forward at this time with selecting a new auditor in light of CFO Rees retiring in the beginning of 2016.

- Litigation/Delaware Valley Tubing Company:

Matter to stay in Executive Session

**MOTIONS FROM EXECUTIVE SESSION:**

Comm. Pfefferle made a motion, seconded by Comm. Swift to have William Colantano stay as the Township Auditor. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Swift to award Bob Heffernan (\$1895.00) and Vanguard (\$2,000.00) as the two low bidders for appraisals on the Kluber property. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Swift to appoint Bob Ballard, Esq. in Township Atty. Sharon Dragan's absence due to vacation at \$175.00 an hour. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

**MOTION TO ADJOURN**

Comm. Pfefferle made a motion, seconded by Comm. Swift to adjourn. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; and Mayor Abraham, yes. Meeting Adjourned at 10:40 PM.**

**Respectfully Submitted:  
Michele Bobrowski, RMC  
Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of August 12, 2015 and certify that said Minutes were approved unanimously by the Township on the 9th day of September 2015.

\_\_\_\_\_  
Paul Abraham, Mayor

Dated: \_\_\_\_\_

