

**ALEXANDRIA TOWNSHIP COMMITTEE SPECIAL MEETING  
MINUTES  
January 20, 2016**

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

**Meeting Called to order at 6:37 PM.**

**ROLL CALL:**

**PRESENT:** Committeewoman Garay, Committeeman Abraham, Mayor Pfefferle

**ABSENT:** None

**FLAG SALUTE:**

**NEW BUSINESS:**

- Resolution 2016-037 Showing Support from Local Governing Body Authorizing the Sustainable Jersey Grant Application

Comm. Abraham made a motion, seconded by Comm. Garay to approve Resolution 2016-037.

**Roll Call: Aye: Garay, Abraham, Pfefferle**

**Nay: None**

**Motion Carried**

**RESOLUTION 2016-037 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY RESOLUTION OF SUPPORT FROM LOCAL GOVERNING BODY AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION**

**WHEREAS**, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

**WHEREAS**, Alexandria Township strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

**WHEREAS**, Alexandria Township is participating in the Sustainable Jersey Program; and

**WHEREAS**, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

**THEREFORE**, the Alexandria Township Committee of Alexandria Township has determined that Alexandria Township should apply for the aforementioned Grant.

**THEREFORE, BE IT RESOLVED**, that the Alexandria Township Committee of the Township Alexandria, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

- Resolution 2016-038 Mulcahy Subordination  
Comm. Abraham made a motion, seconded by Comm. Garay to approve Resolution 2016-038.

**Roll Call: Aye: Garay, Abraham, Pfefferle**

**Nay: None**

**Motion Carried**

**RESOLUTION 2016 -038 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY SUBORDINATING MORTGAGE AND HOUSING REHABILITATION AGREEMENT AND RESTRICTION**

**WHEREAS**, certain mortgages were made by **Raymond E. Mulcahy and Cathleen W. Mulcahy** (“Mortgagors” or “Property Owners”) to the Township of Alexandria (“Township”) to secure repayment of two rehabilitation loans in the amount of \$8,000.00 each, given by the Township for affordable housing rehabilitation purposes for the residence they own located on 1430 County Road 519, also known as Block 23, Lot 16 in the Township (the “Property”) pursuant to the Township’s affordable housing and fair share plan; and

**WHEREAS**, the Mortgages were as follows: Mortgage dated April 18, 2002 and recorded on April 30, 2002 in the Hunterdon County Clerk’s office in Mortgage Book 2198 on page 549; and Mortgage dated March 26, 2004 and recorded on April 6, 2004 in the Hunterdon County Clerk’s office in Mortgage Book 2676 on page 436 (hereinafter the “Township Mortgages”); and

**WHEREAS**, simultaneously with each of the above Township Mortgages, the Township and the Property Owners also entered into a Township/Homeowner Agreement whereby the Property Owners agreed to abide by the terms and conditions of the Township’s Housing Rehabilitation program and to deed restrict the residence on the Property for affordable housing for a period of six (6) years from the date the home improvements were completed: and

**WHEREAS**, the aforesaid Township/Homeowner Agreement and Deed Restrictions were recorded in the Hunterdon County Clerk’s Office on April 30, 2002 in Deed Book 2036, Page 199 and on April 6, 2004 in Deed Book 2089, Page 300, respectively; and

**WHEREAS**, the Township Committee has been requested to subordinate the

aforementioned Township Mortgages as part of a refinance being is pursued by the Property Owners with Home Point Financial Corporation ISAOA/ATIMA ; and

**WHEREAS**, the Township has previously subordinated its interest in the Township Mortgages on this property to other first mortgage lenders; and

**WHEREAS**, the Township Mortgages only allow subordination to a first mortgagee.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, on this 20<sup>th</sup> day of January, 2016:

1. The Township Committee approves subordination of the Township Mortgages held on the Property owned by Mulcahy conditioned on Mulcahy providing proof through a proper title commitment demonstrating that the Township Mortgages shall be subject only to the first mortgagee lender Home Point Financial Corporation ISAOA/ATIMA as a result of the refinance and no other mortgages.

2. The Mayor, Deputy Mayor, Township Clerk and/or Township Attorney, as applicable, are hereby authorized to sign the appropriate subordination documents provided the aforesaid conditions are met. Recording fees shall be at the Property Owner’s expense.

3. This Resolution shall take effect immediately.

**BILL LIST:**

Comm. Abraham made a motion, seconded by Comm. Garay to approve the following bill list.

**Roll Call: Aye: Garay, Abraham, Pfefferle**

**Nay: None**

**Motion Carried**

Current Fund

1.) Budget and Appropriation Reserves \$43,712.23

Other Trust Fund:

1.) Reserves 9,814.97

2.) Grants 5,783.75

General Capital Fund

1.) Ordinances 9,551.73

COAH

Farm Preservation

1.) Budget and App. Reserves 3,136.29

Dog Fund 800.00

Developers Escrow  
 1.) Bank of America  
 2.) Fulton Bank  
 3.) Hopewell Valley 1,333.00

TOTAL: \$ 74,131.97

Other disbursements  
 1.) Regional High School \$ 886,203.00  
 2.) Local School 1,114,227.00

\$ 2,000,430.00

Total payments presented to the Township Committee \$ 2,074,561.97

Comm. Garay made a motion, seconded by Comm. Abraham to move to Executive Session.

**Roll Call: Aye: Garay, Abraham, Pfefferle**  
**Nay: None**

**Motion Carried**

**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.

X   Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.

**DPW Contract**

  X   Matters falling within the attorney-client privilege.

**Records Retention**

  x   Personnel matters involving a specific employee or officer of the Township.  
Township Committee Meetings

**CFO Interviews**

       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 .

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Comm. Abraham made a motion, seconded by Comm. Garay to return to Public Session.

**Roll Call: Aye: Garay, Abraham, Pfefferle**

**Nay: None**

**Motion Carried**

**MOTIONS FROM EXECUTIVE SESSION:**

The Township Committee will look into securing three quotes to have one security company handle all the alarm needs for the Township.

**EXECUTIVE SESSION:**

The following matters were discussed in Executive Session:

- DPW Contract/Contract Negotiations:  
Matter to stay in Executive Session

- CFO Interviews/Personnel:  
Township Committee interviewed two candidates for the CFO position.

- Records Retention/Attorney-Client Privilege:  
Township Clerk will look into scanning software companies to start moving forward with preserving current records.

**MOTION TO ADJOURN**

Comm. Abraham made a motion, seconded by Comm. Garay to adjourn.

**ROLL CALL: Aye: Garay, Abraham, Pfefferle**

**Nay: None**

**Motion Carried**

**Meeting Adjourned at 9:08 PM.**

**Respectfully Submitted:**

**Michele Bobrowski, RMC**

**Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of January 20, 2016 and certify that said Minutes were approved unanimously by the Township on the 10th day of February 2016.

\_\_\_\_\_  
R. Christian Pfefferle, Mayor

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