

ALEXANDRIA TOWNSHIP COMMITTEE MEETING
Minutes
November 10, 2015

This meeting was advertised in the Hunterdon County Democrat and notice posted in the Alexandria Township Municipal Offices as required by the Open Public Meetings Act.

Meeting Called to order at 7:35 PM.

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

FLAG SALUTE:

MUNICIPAL BUILDING UPDATE:

Comm. Garay would like the Township to invest in a cart for the meeting room so that professionals have a place to put their documents when presenting before a Committee and it could assist employees moving heavy boxes and documents around the offices and basement. The Township Clerk will look into purchasing a cart for these purposes.

COMMITTEE REPORTS:

- ENVIRONMENTAL COMMISSION REPORT- No Report
- FARMLAND/OPEN SPACE: Chair Fritsche noted that as of today all the survey problems on Zander have been rectified and should be closing shortly. Chair Fritsche noted that a discussion is needed regarding the Diocese. Chair Fritsche needs to go to a Hunterdon County Ag Board meeting since they are questioning the exception area. The farmer who farms that piece suggested the location and it's clear of the wetlands. Chair Fritsche noted that there is a question on the Wilson property pertaining to the two exception areas.
- PARK & RECREATION REPORT:
The AEA presented the Township Committee with a check in the amount of \$7,500.00. This money was raised from hosting a barn tour, a successful trail pace and various indoor events. Last year the AEA presented the Township Committee with a check in the amount of \$3,500.00.
- ROAD CHAIRMAN'S REPORT:
Resident Henry Wrede has offered to donate trees for the DPW Garage after it is built.
Comm. Pfefferle read the following report:

Park Maintenance:

- a) Turf maintenance-ongoing
- b) Garbage / Recycling-ongoing

Road Maintenance:

- a) Roadside mowing is 90% complete
- b) Drainage inlet repairs- 1 on Rapp Rd. near Hill Top and 1 on Jeremiah Lane near Shy Creek Road
- c) Asphalt work around inlets on Senator Stout Rd. below Sky Manor Road
- d) Graded the gravel portion of Goritz Rd.
- e) Reconstructed Kappus Rd. on the Stamets Rd. side- project 625' in length
 - a) Removed all the asphalt in the project area and stock piled to be used later

- b) Removed 6" to 10" of sub base (soil) to improve profile of the roadway
- c) Corrected soft spots in the sub base
- d) Millings that were removed were put back in to create a new road base
- e) Graded and rolled millings to grade
- f) Installed base asphalt 4" thick

Barn repairs:

- a) Installed a new door in the basement at the bottom of the bilco door
- b) Installed new steps in the bilco door
- c) Started replacing the sill plate and rim board approx. 12', on the side of the porch that faces the playground, found more wood rot, removed sub floor, back 16" to the first floor joist. Project is on-going

Equipment Maintenance-ongoing

PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:

No Comments

OLD BUSINESS:

- Speeding on Township Roads:

The County is doing a free traffic study and results should be in by Nov. 16th

- Gypsy Moth Survey

The survey shows that the top end of Woolf and Hickory Corner Road shows signs of Gypsy Moths. A map provided to the Township shows approximately 186 acres that are infested. The same area was sprayed about 6-7 years ago. The New Jersey Department of Agriculture requests that the Township notify them by December 18th whether or not the Township wants to participate in the aerial program at a cost of \$54.50 an acre. The Township will get a 23-50 % refund. The Township Committee determined that the aerial program will cost approximately \$10,136.00 and that approximately \$5,000.00 will be refunded. Mayor Abraham read the letter that was mailed to the Township Committee from the State detailing the program and costs. Comm. Pfefferle asked if there were any other alternatives the Township could look into. No alternatives were suggested. Comm. Garay made a motion, seconded by Comm. Pfefferle to have Alexandria Township participate in the 2016 Gypsy Moth Suppression Program. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- Replacement of County Bridge A-52-County replacing bridge in 2017 in Mt. Pleasant

The County advised the Township that this bridge will be closed for approximately 4 months. The County held an informational session on November 5, 2015 for all Alexandria Township residents regarding the construction, closure and alternate routes planned.

NEW BUSINESS:

- Resolution 2015-079 Requesting Amendment of the Hunterdon County ADA to include B-11, L-14 (Grefe)

Comm. Pfefferle made a motion, seconded by Comm. Garay to approve Resolution 2015-079. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

RESOLUTION # 2015-079 FOR THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY REQUESTING AMENDMENT OF THE HUNTERDON COUNTY ADA TO INCLUDE BLOCK 11, LOT 14 (GREFE)

WHEREAS, Block 11, Lot 14 (“Grefe”) as shown on the Alexandria Township Tax map is not presently in the Hunterdon County Agricultural Development Area for Alexandria Township as approved by the Hunterdon County Agriculture Development Board (CADB); and

WHEREAS, the Alexandria Township Committee requests that the CADB and SADC amend the boundaries of the Hunterdon County Agricultural Development Area to include Block 11, Lot 14 in Alexandria Township.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, does hereby support and request that Block 11, Lot 14 in Alexandria Township be included in the designated Hunterdon County Agricultural Development Area (“ADA”); and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be forwarded to the CADB for submission to the SADC as needed for final approval.

CERTIFICATION

I, **MICHELE BOBROWSKI**, Clerk of the Township of Alexandria, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee on the 10th day of November, 2015.

Michele Bobrowski, RMC
Municipal Clerk

- Resolution 2015-080 Wilson Cost Share B-13, L-9
Atty. Dragan had questions regarding the two non-severable exception areas. After review of documents provided by Open Space Chair Bill Fritsche and discussion with Chair Fritsche and the Township Committee it was determined to amend the resolution to read “application states that Block 13 Lot 9 consists of approximately 40.615+/- acres which are proposed to be preserved subject to two non-severable exception areas of approximately 2.2 +/- and 4.6 +/- acres respectively leaving a net development easement area of approximately 31.47 +/- acres”. Comm. Pfefferle made a motion, seconded by Comm. Garay to approve Resolution 2015-080 with modifications as noted by Township

Atty. Dragan. The resolution will be changed to reflect this new language. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

RESOLUTION 2015-080 OF THE TOWNSHIP OF ALEXANDRIA , COUNTY OF HUNTERDON , STATE OF NEW JERSEY PRELIMINARILY APPROVING COST SHARE FOR THE WILSON FARM-BLOCK 13 , 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 Kathleen Wilson, Donald Wilson and John Wilson (“Owner”) for the preservation of Block 13, Lot 9 , located within the Township of Alexandria (also known as the “Wilson Farm”), which property is contained in Alexandria Township’s Municipal Planning Incentive Grant list of farms ; and

WHEREAS, the application states that Block 13 Lot 9 consists of approximately 40.615+/- acres which are proposed to be preserved subject to two non-severable exception areas of approximately 2.2 +/- and 4.6 +/- acres respectively leaving a net development easement area of approximately 31.47 +/- acres; 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 13, 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 13, 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.

- Resolution 2015-081 Balance Transfer
Comm. Pfefferle made a motion, seconded by Comm. Garay to approve Resolution 2015-081. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

RESOLUTION 2015-081 OF THE TOWNSHIP OF ALEXANDRIA , COUNTY OF HUNTERDON , STATE OF NEW JERSEY FOR TRANSFER OF FUNDS

WHEREAS, various 2015 bills have been presented for payment in the year 2015, which represent obligations of the fiscal year 2015, and were not covered by sufficient funds in certain budget accounts and there being excess funds in certain budget accounts in the 2015 Budget in the last two months of 2015; and

WHEREAS, IT IS THE RECOMMENDATION OF THE Chief Financial Officer that transfer be made as of 11-10-2015 to cover the various accounts

WHEREAS, N.J.S. 40A:4-58 transfers to be made from unexpended balances to those which are expected to be insufficient during the last two months of the fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey, (2/3 of the majority of the full membership concurring herein) that the transfers as listed in the resolution be made between the 2015 Budget Appropriation as follows:

	FROM	TO
Engineering Services O/E	31,000.00	
COAH (Court Case)		25,000.00
Social Security		6,000.00

TOWNSHIP OF ALEXANDRIA

ATTEST:

By:

Michele Bobrowski, RMC, Twp. Clerk

_____ Paul Abraham, Mayor

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		ABRAHAM	X			
X		PFEFFERLE	X			
	X	GARAY	X			

BILL LIST:

Comm. Pfefferle made a motion, seconded by Comm. Garay to approve the following bill list. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

Current Fund	\$ 46,130.07
Other Trust Fund:	
1.) Reserves	416.50
2.) Grants	1,100.00
General Capital Fund	
Ordinances	24,927.18
COAH	
Farm Preservation	
Budget and App. Reserves	9,927.59
Dog Fund	
Developers Escrow	
1.) Bank of America	
2.) Fulton Bank	
3.) Hopewell Valley	1,488.00
TOTAL:	\$ 83,989.34

Other disbursements	
1.) Regional High School	\$ 886,203.00
2.) Local School	1,114,227.00
3.) Debt Services	115,393.75
4.) County Taxes	726,311.05
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	\$ 2,842,134.80

Total payments presented to the Township Committee \$ 2,926,124.14

ENGINEER'S REPORT:

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

1.) Alexandria Estates (Toll Brothers) – Inlet Repairs

Township Engineer Robert O'Brien notified Toll Brothers of the Township Committee's rejection of \$25,000 and will forward response once it is received.

2.) New Municipal Building

Recommend release of final payment to Mobilease in the amount of \$15,994 (\$14,994 retainage + \$1,000 final commissioning).

3.) Garage Site Remediation/LSRP

Source area monitoring well (OPW) remains significantly above the NJDEP Ground Water

Quality Standards (GWQS) for MTBE monitoring wells and contaminants exhibited concentrations below the GWQS indicating a decrease in concentrations. The most recent ground water classification exception area (CEA) duration was calculated in 2007 to be 10.75 years or until 2018. HMM is currently preparing the reporting and approach for a Ground Water Remedial Action Permit to be included within the RAR, which requires statistical analyses and evaluation of long-term monitoring results that must indicate a continual decreasing trend of contaminants over 8 rounds of sampling that occurred during different times of the year to account for seasonal fluctuations.

4.) Pepe Property Environmental Investigation

On-going

5.) Hemingway Estates – Block 9 Lot 3

Contractor completed paving of 2" bituminous concrete surface course.

6.) Road Evaluation –

Alexandria Township has approximately 43 miles of municipal roadways. HMM is pleased to provide the following proposal to evaluate all of the municipal roadways in the Township to determine which roads are in the most degraded condition and should be given priority for immediate repair or rehabilitation. A numerical system will be utilized to rate the condition of the existing bituminous surfaced roads. The defects observed on each road will be rated based upon the severity and frequency of occurrence. The defect ratings are added for each road and subtracted from a total possible score of 100. The resulting number assigns the condition rating of the road. Each roadway shall be visually inspected to evaluate the existing pavement surface, extent of cracking, etc. A comprehensive report, listing each roadway rating, select photographs, construction cost estimates and recommendations will be provided to the Township. The intent of the evaluation is to create a 5-year Improvement Plan for Capital Improvements to the municipal road system. The above tasks can be completed at a "Not-To-Exceed" cost of \$5,700.

APPROVAL OF MINUTES:

- September 28, 2015 Executive Session Meeting

Comm. Pfefferle made a motion, seconded by Mayor Abraham to approve the September 28, 2015 Executive Session Meeting Minutes. **ROLL CALL: Comm. Garay, abstain; Comm. Pfefferle, yes; Mayor Abraham, yes.**

- October 14, 2015 Township Meeting
- October 14, 2015 Executive Session Meeting

Comm. Pfefferle made a motion, seconded by Mayor Abraham to approve the October 14, 2015 Township Meeting Minutes and Executive Session Meeting Minutes. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

PUBLIC COMMENT ON GENERAL MATTERS:

- Open Space Chair Bill Fritsche noted that the Hunterdon Land Trust is requesting a \$500.00 donation this year from the Township. Comm. Garay made a motion, seconded by Comm. Pfefferle to approve a \$500.00 donation to the Hunterdon Land Trust for 2015. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**
- Resident Curtis Schick questioned PSE&G's intentions as to where the trucks will be parked in between trimming vegetation. Mr. Schick stated that if PSE & G requests to park at the Township Park this time that they have approval from the Park/Rec Commission, be charged a fee, and have to fill out a facility use form. Comm. Pfefferle will reach out to PSE&G regarding parking and where vegetation will be trimmed in the Township.

CORRESPONDENCE:

- Public Service Enterprise Group (PSEG) will be doing maintenance of vegetation on right of ways in Alexandria Township. PSEG will remove all incompatible trees within the easement and side trim all branches originating from outside that hang over or cross onto PSEG's easements along the electric transmission right of way. This work will begin on/after January 1, 2016 and continue throughout 2016. A representative will notify Alexandria Township and the effected property owners of more specific dates when crews will be working in the areas.
- The Hunterdon County Hazardous Waste Clean-up Day will be held rain or shine on Saturday, November 14, 2015 from 9:00 AM to 1:00 PM at the Hunterdon County Route 12 (Library) Complex. More information on this event call (908) 788-1110.
- Hunterdon Holiday Parade, Sunday, December 6th on Main Street, Flemington at 5:00 PM.
- PennEast Pipeline on September 24, 2015 has filed its application for a Certificate of Public Convenience and Necessity with the Federal Energy Regulatory Commission (FERC) under section 7 (c) of the Natural Gas Act (NGA), to construct, install, own, operate and maintain the approximately 118 mile, 36 in. diameter, underground natural gas PennEast Pipeline. The pipeline will originate near Dallas, Luzerne County, in northeastern Pennsylvania and end at an interconnection with Transco's pipeline near Pennington, Mercer County, NJ. PennEast has requested that the FERC issue an order approving the project by August 1, 2016. Pending receipt on the Certification from FERC and other required permits and authorizations, PennEast anticipates beginning construction in spring of 2017. The Pipeline is expected to be operational in late fall of 2017.
- Kingwood police report shows a significant spike in crimes

Comm. Garay made a motion, seconded by Comm. Pfefferle to move to Executive Session. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

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.

**B-14, L-15.03-Route 513 COAH
ARC**

- 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

- Matters falling within the attorney-client privilege.
Beneduce Vineyards

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.
- 5. This Resolution shall take effect immediately .

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

ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.

MOTIONS FROM EXECUTIVE SESSION:

Comm. Pfefferle made a motion, seconded by Comm. Garay to authorize Township Attorney Sharon Dragan to develop a bid package for the sale of B-14, L-15.03. The Township Clerk to set the date. The bid package will include stipulations such as a minimum bid of \$25,000.00 and that only a 4 bedroom group home with the same terms and conditions as the ARC agreement be built on the property. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Garay to approve the 2nd agreement for ARC to amend the construction schedule. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes.**

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

- **COAH B-14, L-15.03**

The remaining lot that the Township purchased from Brinkerhoff is available for sale. A bid package to be prepared by Twp. Atty. Dragan will be for a 4 bedroom group home with the same terms and conditions as the ARC agreement with the Township.

- **Mt. Laurel Housing**

Planning Board Chair Aram Papazian wants to set up a meeting with Township Planner David Banisch. The Township is currently in good shape after the Judge's recent ruling.

- **Beneduce Vineyards**

Matter to stay in Executive Session

- **ARC**

Township Committee reviewed revised agreement prepared by Twp. Atty. Dragan amending the construction schedule.

MOTION TO ADJOURN

Comm. Pfefferle made a motion, seconded by Comm. Garay to adjourn. **ROLL CALL: Comm. Garay, yes; Comm. Pfefferle, yes; Mayor Abraham, yes. Meeting Adjourned at 8:56 PM.**

Respectfully Submitted:
Michele Bobrowski, RMC

Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of November 10, 2015 and certify that said Minutes were approved unanimously by the Township on the 9th day of December 2015.

Paul Abraham, Mayor

Dated: _____