ALEXANDRIA TOWNSHIP COMMITTEE MEETING
AGENDA
January 8, 2020

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 _____ PM

ROLL CALL: Committeeman Plumer, Committeeman Pfefferle, Committeeman Kiernan, Twp. Attorney Dragan

FLAG SALUTE:

TOWNSHIP COMMITTEE OVERSIGHT REPORTS:

OLD BUSINESS:

- Barn Roof Discussion
- Auction of Township Properties

NEW BUSINESS:

- Ordinance 2020-1 An Ordinance to Amend the Code of the Township of Alexandria by Amending Chapter 53 Affordable Housing and Chapter 115 Land Use, Establishing Requirements for Affordable Accessory Apartments in the Township of Alexandria- ***1st Reading***
- Resolution 2020-18 Appointing a Township labor Attorney
- Resolution 2020-19 Appointing of Special Litigation Counsel Joseph Tauriello, Esq.
- Resolution 2020-32 Authorizing Release of a Driveway Bond for Frank Catchings B-24, L-38.18
- Resolution 2020-33 Recognizing the Importance of the 2020 Census
- Resolution 2020-34 Cancellation of Tax Overpayments/Delinquencies
- Resolution 2020-35 Authorizing The Tax Collector To Charge A Fee For Checks Returned For Insufficient Funds
- Resolution 2020-36 Authorizing Delivery Of Duplicate Tax Bills
- Resolution 2020-37 Authorizing The Tax Collector To Conduct An Electronic Tax Sale
- Resolution 2020-38 To Establish Tax Sale Mailing Fees
- Resolution 2020-39 Authorizing Year End Penalty
- Resolution 2020-40 Authorizing Cancellation of Municipal Certificate of Sale for B-21, L-39.03, 30 Sky Manor Road

- Resolution 2020-041 Authorizing the Redemption of Tax Sale Certificate to an Outside Lienholder B-21, L-39.03, 30 Sky Manor Road

ENGINEER'S REPORT:

APPROVAL OF MINUTES:

- December 11, 2019 Township Committee Meeting
- December 11, 2019 Township Executive Session
- December 17, 2019 Special Executive Meeting
- December 30, 2019 Special Township Meeting
- December 9, 2019 Special Township Meeting

BILL LIST:

PUBLIC COMMENT ON GENERAL MATTERS:

CORRESPONDENCE/ANNOUNCEMENTS:

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.

_X___ Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.
Delaware River Tubing
Penn East Pipeline Co. LLC v. Kroese, et. al.

_X__ Matters falling within the attorney-client privilege.
Beneduce Vineyards
Latter House of Glory
Salvation Army

_X__ Personnel matters involving a specific employee or officer of the Township.
Personnel Matters

____ 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 ADJOURN

ORDINANCE No. 2020-001

TOWNSHIP OF ALEXANDRIA
HUNTERDON COUNTY

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF ALEXANDRIA BY AMENDING CHAPTER 53 AFFORDABLE HOUSING AND CHAPTER 115 LAND USE, ESTABLISHING REQUIREMENTS FOR AFFORDABLE ACCESSORY APARTMENTS IN THE TOWNSHIP OF ALEXANDRIA

PURPOSE STATEMENT: The purpose of this Ordinance is to establish regulations and standards governing the development of affordable accessory apartment units in Alexandria Township. The Ordinance is designed to permit the creation of low- and moderate-income accessory apartment units in a manner consistent with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq., and Alexandria Township's Third Round affordable housing obligations.

BE IT ORDAINED by the Township Committee of the Township of Alexandria, in the County of Hunterdon, that it does hereby supplement and amend Chapter 53 Affordable Housing (Ord. No. 2018-2) and Chapter 115 Land Use of the Code of the Township of Alexandria as follows:

Section 1. Chapter 53, Affordable Housing, Article I, Alexandria Township Third Round Affordable Housing Ordinance, § 53-1.1, Definitions, is hereby amended and supplemented by adding the following two new definitions in alphabetical order among the existing definitions in § 53-1.1, as follows:

AFFORDABLE ACCESSORY APARTMENT UNIT means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance. An accessory unit may be created within an existing or new single-family residential dwelling, may be created within an existing or new accessory building on a lot containing a single-family dwelling, or be an addition to an existing single-family dwelling or accessory building. An affordable accessory apartment unit shall be deed restricted for occupancy by a low or moderate-income household as defined by Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.. Rent on an affordable accessory apartment shall average 57.5 percent of median income, including utilities. The rent shall be based on the number of bedrooms in accordance with N.J.A.C. 5:93-7.4

Section 2. Chapter 115, Land Use, of the Code of the Township of Alexandria is hereby amended and supplemented by repealing existing Section 115-22.H.(3.1) and replacing it in its entirety with the following new Section 115-22.H.(3.1):

§ 115-22.H.(3.1) Affordable Accessory Apartment Unit

a. *General Requirements and Conditions.* Affordable Accessory Apartment units shall be permitted as a conditional use in all Zoning Districts in the Township of Alexandria, provided that the use and buildings shall adhere to the following minimum standards and conditions and the use shall be accessory to a permitted principal use on the land:

1. No more than one (1) affordable accessory apartment unit per lot shall be permitted.

2. No more than a total of three (3) affordable accessory apartment units shall be created under this ordinance through July 2025.

3. The affordable accessory apartment unit shall comply with all applicable statutes and regulations of the State of New Jersey in addition to all local building codes.

4. An affordable accessory apartment unit shall, for a period of at least 10 years from the date of the issuance of a certificate of occupancy, be rented only to a low- or moderate- income qualified household as defined by applicable Council on Affordable Housing ("COAH") and Uniform Housing Affordability Controls ("UHAC") regulations at the time of initial occupancy of the unit.

5. Rents of affordable accessory apartment units shall be affordable to very low, low- and moderate-income households as per applicable COAH and UHAC regulations, or by Court Order, and shall include a utility allowance.

6. Rent increases shall be in accordance with COAH or Court approved percentages.

7. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the affordable accessory unit is located running with the land and limiting its subsequent rental or sale within the requirements of paragraphs (2), (3), (4) and (5) above.

8. Each affordable accessory apartment unit shall have living/sleeping space, cooking facilities, a kitchen sink and complete sanitary facilities for the exclusive use of its occupants. It shall consist of no less than two rooms, one of which shall be a full bathroom consisting of at least a toilet, sink, shower and door separating the bathroom unit from the other rooms in the unit.

9. The affordable accessory apartment unit shall have a separate door with direct access to the outdoors.

10. The potable water supply and sewage disposal system for the affordable accessory apartment unit shall be adequate to service the unit. Department of Health certification of the adequacy of the sewage disposal system serving the units shall be submitted with a conditional use application for an affordable accessory apartment.

11. During the period in which affordability controls are in place, the affordable accessory apartment unit shall be affirmatively marketed to the housing region in accordance with applicable COAH and UHAC regulations, as well as subsection 22-7.35, Affirmative Marketing of Affordable Housing units.

12. Affordable accessory apartment units may be located in an existing accessory building so long as the existing building footprint of the building is maintained. Any additions to a principal or accessory building to accommodate an affordable accessory unit shall conform to the setback requirements for principal buildings in the district.

13. New freestanding accessory buildings containing affordable accessory apartment units shall conform to the setback requirements for principal buildings in the district.

14. Affordable accessory apartment units are exempt from bedroom mix requirements in N.J.A.C. 5:93-7.3.

15. A municipal affordable housing trust fund subsidy of $10,000 per moderate-income affordable accessory apartment units and $11,980 per low-income affordable accessory apartment unit shall be provided to create the affordable accessory apartment unit.

b. *Other Requirements*.

1. All standards and requirements of the zone district, except as modified by this section, shall apply.

2. The lot must contain a conforming principal dwelling except as otherwise permitted pursuant to Chapter 115, Article IX, Nonconforming Uses and Structures.

3. The total number of parking spaces required shall be met on site in compliance with RSIS for the principal dwelling and accessory apartment. The accessory apartment parking demand is calculated using the "Garden Apartment" classification in RSIS. If parking for an accessory apartment is added, screening is required sufficient to minimize the visual impact on adjoining residential

uses, which shall include evergreen or dense deciduous plantings, walls, fences, or a combination or a combination of the four.

4. Exterior alterations are permitted provided they are in keeping with the architectural integrity of the structure, and the look, character and scale of the surrounding neighborhood as viewed from the street, including, but not limited to, the following considerations:

    a. The exterior finish material should be the same or visually consistent in type, size, and placement, as the exterior finish material of the remainder of the building;
    b. The roof pitch should be consistent with the predominant roof pitch of the remainder of the building;
    c. Trim should be consistent in type, size, and location as the trim used on the remainder of the building;
    d. Windows should be consistent with those of the remainder of the building in proportion and orientation;
    e. Exterior staircases should be designed to minimize visual intrusion and be complementary to the existing building.

c. *Administrative Entity*. The Township's designated Administrative Agent is the entity that will administer the Township's accessory apartment program. The Administrative Agent shall administer the program in accordance with applicable COAH and UHAC regulations and pursuant to the following procedures and requirements:

1. The administrative responsibilities of the Administrative Agent includes, but is not limited to, advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing the securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program.

2. Applicants for accessory apartment units shall submit required application forms and documentation directly to the Township's Zoning Officer, who shall transmit application material to the Township's Administrative Agent. The Township's Administrative Agent shall only approve an application for an accessory apartment unit if the project is in conformance with applicable COAH and UHAC requirements, the Township's Zoning Ordinance and Development Regulations, any applicable Court orders or Court approved agreements, and this section. All approvals or denials shall be in writing with the reasons clearly stated.

3. In accordance with applicable COAH or UHAC requirements, the Township shall subsidize the physical creation of an affordable accessory apartment unit in accordance with current COAH and UHAC minimum requirements or such additional amount as determined necessary by the Township or the Court to

RESOLUTION 2020-18 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY APPOINTING A TOWNSHIP LABOR ATTORNEY FOR THE TOWNSHIP OF ALEXANDRIA

WHEREAS, there exists a need to provide the Township of Alexandria with professional services ("professionals") during the period from January 1, 2020 to December 31, 2020; and

WHEREAS, sufficient funds will be made available in the 2020 Municipal Budget of the Township of Alexandria as required by N.J.A.C. 5:30-4, et. seq.; and

WHEREAS, "professional services" are those "rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship and training" (NJSA 40A:11-2), and the professional services required by the Township are "professional services" as heretofore defined, and are excepted from the public bidding requirement pursuant to NJSA 40A: 11-5; and

1.) Labor Attorney: Matthew J. Giacobbe, Esq. of Cleary, Giacobbe, Alfieri, Jacobs, LLC., 5 Ravine Drive, PO Box 533, Matawan, NJ 07747

NOW THEREFORE, BE IT RESOLVED by the Township of Alexandria as follows:

1. That the Township hereby appoints ***Matthew J. Giacobbe, Esq.*** as Municipal Labor Attorney to provide legal advice and services in connection with representation of the Township, and Matthew J. Giacobbe, Esq. agrees to provide all of the professional services which may be requested and/or required in that capacity.

2. The Township will pay $150.00 per hour to Matthew J. Giacobbe, Esq. for his services.

3. That this contract is awarded as a Professional Services contract under the provisions of the Local Public Contracts Law.

4. The Professional shall supply the Township with Federal Affirmative Action Plan Approval or a State Certificate of Employee Information Report within the time period required by NJAC 17:17. The contract shall contain the Mandatory Affirmative Action Language for Professional Service Contracts as required by NJAC 17:27.

5. The Professional shall comply with the requirements of NJSA 19:44A-20.5 and shall provide a written certification that the Professional has not made a contribution that would bar the award of the contract pursuant to NJSA 19:44A-20.8.

6. The Alexandria Township Chief Financial Officer shall certify that that the amount of, not to exceed $5,000.00 set by the Township Committee that amount is available in an account numbered **01-201-20-155-020** as of January 8, 2020 and is sufficient to cover the cost of the contract awarded herein.

7. A copy of this Resolution shall be published in the official newspaper as required by law within ten (10) days of its passage.

Attest: January 8, 2020

_____
Gabe Plumer, Mayor

_____
Michele Bobrowski, CMC/RMC
Township Clerk

I, Michele Bobrowski, certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Alexandria at a meeting held on January 8, 2020.

_____
Michele Bobrowski, CMC/RMC
Township Clerk

1. Resolution 2020-018 the Alexandria Township Chief Financial Officer certifies that monies not to exceed $5,000.00 will be made available to cover costs associated with this professional;

2. These funds are available to be released to the professional out of Account # 01-201-20-155-020.

_____
Ulrich Steinberg, CFO

Dated: _____

RESOLUTION 2020-19 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR APPOINTMENT OF SPECIAL LITIGATION COUNSEL OF JOSEPH TAURIELLO, ESQ.

WHEREAS, there exists a need for the performance of professional services, specifically special legal services, for the Township of Alexandria in connection with litigation and issues involving DeSapio Properties #Six, Inc. and Delaware River Tubing, which cannot be handled by the Municipal Attorney, during the period from January 1, 2020 to December 31, 2020; and

WHEREAS, sufficient funds will be made available in the 2020 Municipal Budget of the Township of Alexandria as required by N.J.A.C. 5:30-4, et. seq. ; and

WHEREAS, "professional services" are those "rendered or performed by a person authorized by law to practice a recognized profession, whose practice is regulated by law and the performance of which services requires knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study as distinguished from general academic instruction or apprenticeship and training" (NJSA 40A:11-2), and the professional services required by the Township are "professional services" as heretofore defined, and are excepted from the public bidding requirement pursuant to NJSA 40A: 11-5; and

NOW THEREFORE, BE IT RESOLVED by the Township of Alexandria as follows:

1. That the Township hereby appoints *Joseph C. Tauriello, Esq., 221 Witherspoon Street, Princeton, NJ 08542* (formerly of Mason, Griffin & Pierson, PC) as Special Counsel for Alexandria Township to provide legal advice and services in connection with litigation and issues involving DeSapio Properties #Six, Inc. and Delaware River Tubing, as such services, or any other services, may be requested or required in that capacity.

2. The Township will pay $175.00 an hour to Joseph C. Tauriello, Esq. for services and shall enter into a mutually agreeable written compensation agreement reflecting such compensation with Special Counsel within (30) days of the date of this Resolution.

3. That this contract is awarded as a Professional Services contract under the provisions of the Local Public Contracts Law.

4. The Professional shall supply the Township with Federal Affirmative Action Plan Approval or a State Certificate of Employee Information Report within the time period required by NJAC 17:17. The contract shall contain the Mandatory Affirmative Action Language for Professional Service Contracts as required by NJAC 17:27.

5. The Professional shall comply with the requirements of NJSA 19:44A-20.5 and shall provide a written certification that the Professional has not made a contribution that would bar the award of the contract pursuant to NJSA 19:44A-20.8.

6. The Alexandria Township Chief Financial Officer shall certify that that the amount of, not to exceed $5,000.00 set by the Township Committee that amount is available in an account numbered **01-201-20-155-020** as of January 8, 2020 and is sufficient to cover the cost of the contract awarded herein.

7. A brief notice of the award of a Contract for Legal Services shall be published in the official newspaper as required by law within ten (10) days of this Resolution.

Attest: January 8, 2020

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Gabe Plumer, Mayor

_____
Michele Bobrowski, CMC/RMC,
Township Administrator/Clerk

I, Michele Bobrowski, certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Alexandria at a meeting held on January 8, 2020.

_____
Michele Bobrowski, CMC/RMC
Township Clerk

1. Resolution 2020-19 the Alexandria Township Chief Financial Officer certifies that monies not to exceed $5,000.00 will be made available to cover costs associated with this professional;

2. These funds are available to be released to the professional out of Account # 01-201-20-155-020.

_____
Ulrich Steinberg, CFO

Dated: _____

RESOLUTION # 2020-32 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING RELEASE OF A DRIVEWAY BOND FOR FRANK CATCHINGS, B-24, LOT 38.18

WHEREAS, Frank Catchings filed correspondence with the Township of Alexandria ("Township") dated November 8, 2019 requesting the release of $1000.00 for a driveway bond for B-24, L-38.18; and

WHEREAS, according to the Township's records, the total amount being held in escrow per the recommendation of the Township Engineer is $1000.00; and

WHEREAS, the Township's Building Department issued a Certificate of Occupancy for B-24, L-38.18 on July 1, 2016. Township Engineer Decker made an inspection to the driveway and recommends the release of the driveway bond;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, on this 8th day of January, 2020 as follows:

1. As of January 8, 2020, the amount being held in escrow for a driveway bond for B-24, L-38.18 is $1,000.00.

2. Township Engineer Decker has made an inspection to the driveway and recommends the release of the driveway bond per an email dated November 13, 2019.

3. The Chief Finance Officer has attached his signature certifying the availability of funds are available.

4. This Resolution shall take effect immediately.

ATTEST:

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

1. Resolution 2020-32 the Alexandria Township Chief Financial Officer certifies that the additional monies of
2. $ 1000.00 for the Escrow of Frank Catchings

3. These funds are available to be released to the professional out of Account # _____.

_____

Ulrich Steinberg, CFO

Dated: _____

RESOLUTION # 2020-33 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY RECOGNIZING THE IMPORTANCE OF THE 2020 CENSUS

WHEREAS, the U.S. Census Bureau is required by the U.S. Constitution to conduct a count of the population and provides a historic opportunity to help shape the foundation of our society and play an active role in American democracy;

WHEREAS, Alexandria Township is committed to ensuring every resident is counted;

WHEREAS, Federal and State funding is allocated to communities, and decisions are made on matters of national and local importance based, in part, on census data and housing;

WHEREAS, census data helps determine how many seats each State will have in the U.S. House of Representatives and is necessary for an accurate and fair redistricting of State Legislative seats, County and Municipal Councils, and voting districts;

WHEREAS, information collected by the census is confidential and protected by law;

WHEREAS, a united voice from business, government, community-based and faith-based organizations, educators, media and others will enable the 2020 Census message to reach more of our citizens;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, on this 8th day of January, 2020 that Alexandria Township is committed to partnering with the U.S. Census Bureau and the State of New Jersey and will:

1. Support the goals and ideals for the 2020 Census and will disseminate 2020 Census information
2. Encourage all Alexandria Township residents to participate in events and initiatives that will raise the overall awareness of the 2020 Census and increase participation
3. Provide Census advocates to speak to Alexandria Township and Community Organizations. Support census takers as they help Alexandria Township complete an accurate count.
4. Strive to achieve a complete and accurate count of all persons within our borders.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

1. Resolution 2020-32 the Alexandria Township Chief Financial Officer certifies that the additional monies of
2. $ 1000.00 for the Escrow of Frank Catchings

3. These funds are available to be released to the professional out of Account # _____.

_____
Ulrich Steinberg, CFO

Dated: _____

RESOLUTION 2020-34 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY CANCELLATION OF TAX OVERPAYMENTS/DELINQUENCIES

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax refunds or delinquent amounts of less than $10.00; and

WHEREAS, the governing body may authorize a municipal employee chosen by said body to process, without further action on their part, any cancellation of property tax refunds or delinquencies of less than $10.00.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Alexandria of the County of Hunterdon, State of New Jersey, the Tax Collector is hereby authorized to cancel said tax amounts as deemed necessary.

BE IT FINALLY RESOLVED that a certified copy of this Resolution be forwarded to the Tax Collector and Township Auditor.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-35 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO CHARGE A FEE FOR CHECKS RETURNED FOR INSUFFICIENT FUNDS

WHEREAS, N.J.S.A. 40:5-19 has been enacted to allow a municipality the authority to impose a service charge to be added on an account where payment by check or other written instrument was returned for insufficient funds; and,

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Township of Alexandria, County of Hunterdon, State of New Jersey, hereby authorize the Tax Collector to charge the aforementioned fee at a rate of $20.00 per check or other written instrument for all checks returned for insufficient funds during the current fiscal year, and,

BE IT FURTHER RESOLVED that the Tax Collector may require future payments to be tendered in certified check, cashier's check, or cash, and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer, the Tax Collector and the Municipal Auditor.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-36 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING DELIVERY OF DUPLICATE TAX BILLS

WHEREAS, N.J.S.A. 54:4-64, has been enacted to allow a municipality the authority to impose a service charge to be added if a mortgagee, servicing organization, or property tax processing organization requests a duplicate copy of a tax bill.

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Township of Alexandria, County of Hunterdon, State of New Jersey, hereby authorize the Tax Collector to charge the aforementioned fee at a rate of $5.00 for the first duplicate copy and a maximum of $25.00 for each subsequent duplicate copy of the same tax bill in the same fiscal year, and,

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer, the Tax Collector and the Municipal Auditor.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-37 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE TAX COLLECTOR TO CONDUCT AN ELECTRONIC TAX SALE

WHEREAS, N.J.S.A.54:5-19.1 et seq. permits municipalities to conduct electronic tax sales pursuant to rules and regulations promulgated by the Director of the Division of Local Government Services, and,

WHEREAS, the rule thus promulgated requires a municipality to authorize said electronic tax sale by resolution of the governing body, and,

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more effective tax sale process.

NOW, THEREFORE BE IT RESOLVED, the Governing body of Alexandria Township does hereby authorize and direct the Tax Collector to conduct an electronic tax sale.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-38 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO ESTABLISH TAX SALE MAILING FEES

WHEREAS, N.J.A.S. 54:5-26 et seq., Notices posted and advertised in newspaper. Copies of the notice of a tax sale shall be set up in five of the most public places in the municipality, and a copy of the notice shall be published in a newspaper circulating in the municipality, once in each of the four calendar weeks preceding the calendar week containing the day of appointed for the sale. In Lieu of any two publications, notice to the property owner and to any person or entity entitled to notice of foreclosure pursuant to section 20 of P.L. 1948, c.96 (C. 54:5-104.48) may be given by regular or certified mail, the costs of which shall be added to the cost of the sale in addition to those provided in R.S. 54:5-38, not to exceed $25.00 for each set of notices for a particular property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Alexandria, County of Hunterdon and the State of New Jersey that the Tax Collector shall charge a fee of $25.00 per tax sale notice mailing to property owners, said mailings not to exceed two (2). Such fees shall be added to the cost of said tax sales.

BE IT FINALLY RESOLVED that the Municipal Clerk provide a certified copy of this resolution to the Tax Collector.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-39 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING YEAR END PENALTY

WHEREAS, N.J.S.A. 54:4-67 et seq., permits the governing body to fix the rate of interest to be charged for the nonpayment of taxes, assessments, or other municipal charges.

BE IT FURTHER RESOLVED, that the tax collector shall collect a penalty of six (6) percent of the amount of the delinquency in excess of Ten Thousand ($10,000) Dollars.

BE IT FINALLY RESOLVED that the Municipal Clerk provide a certified copy of this resolution to the Tax Collector.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-40 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING CANCELLATION OF MUNICIPAL CERTIFICATE OF SALE FOR B-21, L-39.03, 30 SKY MANOR ROAD

WHEREAS, Certificate of Sale 2016-003 was issued to Alexandria Township for delinquent 2015 taxes on Block 21, lot 39.03, 30 Sky Manor Road, assessed to John LP Lefgren, at a tax sale held on November 18th, 2016; and,

WHEREAS, the now assessed owner, Mr. Doug Hulse, have redeemed Certificate 2016-003 by paying the full amount of the delinquency.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Clerk of the Municipality of Alexandria Township are hereby authorized to endorse Certificate of Sale 2016-003 for cancellation.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

RESOLUTION 2020-41 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE REDEMPTION OF TAX SALE CERTIFICATE TO AN OUTSIDE LIENHOLDER B-21, L-39.03, 30 SKY MANOR ROAD

WHEREAS, at the Municipal Tax Sale held on September 27, 2011 a lien was sold on Block 21 Lot 39.03, also known as 30 Sky Manor Road for unpaid 2010 Taxes; and,

WHEREAS, this lien, known as Tax Sale Certificate 2011-09, was sold to U.S. Bank Cust/EMP IV, CAP ONE for a 0% redemption fee and a $100.00 premium; and,

WHERAS, Mr. Dough Hulse, property owner has affected redemption of Tax Sale Certificate 2011-09 in the amount of $22,159.03.

NOW, THEREFORE, BE RESOLVED, that the Treasurer be authorized to issue a check in the amount of $22,159.03, payable to U.S. Bank Cust/EMP IV, CAP ONE, 50 S 15th St., Suite 1950, Philadelphia, PA 19102-2513 for the redemption of Tax Sale Certificate 2011-09.

BE IT FURTHER RESOLVED, as per N.J.S.A. 54:5-33, the premium will not be reimbursed due to the expiration of the five-year period.

ATTEST: January 8, 2020

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Gabe Plumer, Mayor

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Michele Bobrowski, RMC/CMC
Township Clerk

create either a low and moderate-income unit meeting COAH and UHAC requirements. Prior to the grant of such subsidy, the property owner shall enter into a written agreement with the Township ensuring that; (1) the subsidy shall be used to create the affordable accessory apartment unit; and (2) the unit shall meet the requirements of this Ordinance and all applicable COAH and UHAC regulations.

d. *Submission Requirements and Application Procedures*. Applicants for the creation of an affordable accessory apartment unit shall submit an application for a development permit and the required application information to the Township's Zoning Officer, who shall submit a copy of the application to the Township's Administrative Agent, the administrative entity for the program.

1. Applicants shall submit the same information required for an application for a single-family dwelling, along with the following additional requirements:

   a) For an affordable accessory apartment unit located within a principal building, a sketch of the floor plan(s) of the unit showing the location, size and relationship to both the affordable accessory apartment unit and the primary dwelling unit in the building.
   b) For an affordable accessory apartment unit located in an accessory building, the floor plan(s) of the affordable accessory apartment unit and for all other rooms and building elements in the accessory building not used for residential purposes and their use (i.e. storage, garage, etc.).
   c) Elevations showing any new construction and modifications of any exterior building facades to which changes are proposed.
   d) A site development sketch showing the location of the principal building and accessory buildings, all property lines, proposed additions if any, along with the minimum building setback line, the required parking spaces for both dwelling units, and any site conditions which might affect development.

2. The Zoning Officer shall process the application in accordance with normal procedures. The issuance of a development permit or any affirmative action by a municipal agency shall be preceded by or conditioned upon approval by the Township's Administrative Agent pursuant to this section.

e. *Conversion of Existing Accessory Apartment Unit.* Accessory Apartment units created prior to the adoption of this subsection or without proper permits may be converted to a low and moderate-income affordable accessory unit under the provisions of this section consistent with N.J.A.C. 5:93-5.9 of COAH's Prior Round regulations. All the requirements of this section and applicable COAH and UHAC regulations shall apply, except that the Township shall not provide a subsidy unit.

Section 3. RENUMBERING This ordinance may be renumbered for codification purposes.

Section 4. **SEVERABILITY** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. **REPEALER** All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

Section 6. **EFFECTIVE DATE** This Ordinance shall take effect upon passage and publication as provided by law and upon filing with the Hunterdon County Planning Board.

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Alexandria Township Mayor

ATTEST:

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Michele Bobrowski, CMC Alexandria Township Clerk

Introduced:	January	, 2020
Published:	January	, 2020
Adopted:	January / February	, 2020
Published:	January / February	, 2020