

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING  
MINUTES  
March 9, 2016**

This meeting was advertised in the Hunterdon County Democrat, 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 7:54 PM.**

**ROLL CALL:**

**PRESENT:** Comm. Garay, Comm. Abraham, Mayor Pfefferle, Attorney Dragan

**ABSENT:** None

**FLAG SALUTE:**

**REDCROSS PROCLAMATION**

Mayor Pfefferle read the attached Proclamation for the American Red Cross. March is Red Cross Month.

**PRESENTATION BY FREEHOLDER LAGAY & FREEHOLDER HOLT REGARDING CEDS (COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY)-BLUEPRINT FOR THE FUTURE OF HUNTERDON COUNTY**

Freeholder Holt, Freeholder Lagay, and Freeholder Walton presented a slideshow to the Township Committee and the public on the Comprehensive Economic Development Strategy.

**COMMITTEE REPORTS:**

- ENVIRONMENTAL COMMISSION REPORT:

No report

- FARMLAND/OPEN SPACE:

Chair Fritsche was present. The following updates were noted:

- 1.) Kluber Farm- An acceptance letter was sent to the Kluber's.
- 2.) Grefe Farm- Can move forward, some issues need to be worked out.
- 3.) Diocese of Metuchen- State has given the Green Light. Appraisals are being looked at.
- 4.) Ortho- Would like another Executive Session with the Township Committee to discuss. Mayor Pfefferle will meet with Chair Fritsche and determine if an Executive Session meeting would be warranted.
- 5.) Case Farm-May need to be subdivided prior to being placed into preservation. This is a State Acquisition at no cost to the Township. Would like to sit with Township Committee as well on this matter to discuss options moving forward.
- 6.) Zander-No update. Would like Twp. Atty. Dragan to draft a letter requesting Kingwood Township to continue in this preservation.

Chair Fritsche stated that he is getting a lot of calls on properties that have been subdivided and can't be sold. The property owners are now looking into preservation.

- **PARK & RECREATION REPORT:**

Chair Tufaro was present and noted the following: \$1000.00 budgeted for fishing derby scheduled for 4/16, \$500.00 for plaque, \$100.00 for Easter Egg Hunt scheduled for 3/25, \$400.00 for septic repairs at the barn, for a summer event looking into a movie night , the Alexandria Middle School lacrosse team will be using the fields for two games, the Del Val Chargers Jr. Lacrosse will be hosting the Ice Bowl 4/30-5/1. The Park/Rec Committee has concerns over the possibility of paving the driveway and parking lots at the park. The main concern is speeding.

- **ROAD CHAIRMAN'S REPORT:**

Chair Garay read the following report prepared by DPW Foreman Glenn Griffith:

Winter Storms:

- A.) Feb 10<sup>th</sup> , Lt. Snow
- B.) Feb 15<sup>th</sup> , Snow, sleet, and freezing rain
- C.) Feb 25<sup>th</sup> , Wind, 3 large trees came down on Creek Road and 1 tree on Gallmeier Road, 1 tree on Whitehall Road, plus a lot of branches throughout the Township
- D.) March 4, Lt. Snow

Pepe House:

- A.) We cleaned out the upstairs (living area) and basement, more of the smaller pieces. Lot of glass.
- B.) Separated the recyclable
- C.) Collected all the paints and chemicals

\*This will help us during the demo process.

Weight Limits:

- A.) Installed the 10 ton weight limit signs on Hog Hollow Road

Park: On-going maintenance

Future Storage Facility at the DPW Yard:

- A.) Removed the trees
- B.) Removed all the lines that went to the tax trailer (electric, water, sewer, and telephone)
- C.) Started preparing the site for new building-85% complete

Tub Grinding on schedule for March 17<sup>th</sup> and 18th

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

None

**OLD BUSINESS:**

- **Penneast Pipeline:**

Mayor Pfefferle met with DEP Representative Cindy Randazzo. The pipeline route has changed again. One possibility is due to Bobolink in Holland Township receiving federal funds for preservation. The pipeline can't go through preserved property paid for by federal funds. The new proposed pipeline route is closer to residential homes. The Township needs to look at what they don't like about the new route and offer alternatives to PennEast. No maps have been provided to the Township that shows the exact route.

- Development Review Checklist:

A letter was received by Township Engineer Rob O'Brien noting some changes. Twp. Atty. Dragan will review the changes and draft an Ordinance for the April 13<sup>th</sup> Township Committee meeting.

- ADTI Housing-46 Kappus Road Wire Transfer:

Comm. Garay made a motion, seconded by Comm. Abraham to authorize CFO Rees to make a wire transfer of \$100,000.00 to ADTI Housing for 46 Kappus Road. A deed restriction was received and reviewed by Twp. Atty. Dragan.

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

**Nay: None**

**Abstain: None**

**Motion Carried**

#### **NEW BUSINESS:**

- Ordinance 2016-001- To exceed the Municipal Budget Appropriations Limits and to Establish a Cap- *1st Reading*

Comm. Garay made a motion, seconded by Comm. Abraham to approve Ordinance 2016-001 on 1<sup>st</sup> Reading. *Public Hearing will be April 13, 2016.*

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

**Nay: None**

**Abstain: None**

**Motion Carried**

#### **ORDINANCE 2016-001 FOR THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to zero (.0%) unless authorized by Ordinance to increase it to three and one-half percent (3.5%) over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by Ordinance, appropriate the difference between the amount of its actual final appropriation and the three and one-half (3.5%) percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Township Committee of the Township of Alexandria in the County of Hunterdon finds it advisable and necessary to increase its 2016 budget by up to three and one-half percent (3.5%) over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Township Committee hereby determines that a three and one-half percent (3.5%) increase in the budget for said year, amounting to \$66,481.40 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Alexandria, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the 2016 budget year, the final appropriations of the Township of Alexandria shall, in accordance with this Ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$66,481.40, and that the 2016 municipal budget for the Township of Alexandria be approved and adopted in accordance with this Ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**ATTEST:**

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

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

<b>ROLL CALL</b>	Moved	Seconded	Ayes	Nays
Chris Pfefferle, Mayor			X	
Paul Abraham, Committeeman		X	X	
Michelle Garay Committeewoman	X		X	

\_\_\_\_\_

- Ordinance 2016-002- Speed Limit Establishment for Rick Road, Woolf Road, and Senator Stout Road

Comm. Garay made a motion, seconded by Comm. Abraham to approve Ordinance 2016-002 on 1<sup>st</sup> Reading. **Public Hearing will be April 13, 2016.**

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

**Nay: None**

**Abstain: None**

**Motion Carried**

***AN ORDINANCE ESTABLISHING SPEED LIMITS ON SENATOR STOUT ROAD, RICK ROAD AND WOOLF ROAD IN THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY***

**Ordinance # 2016-2**

**WHEREAS**, pursuant to N.J.S.A. 39:4-8b, et seq., the Township may establish speed limits along roadways within the Township's jurisdiction without having to obtain approval from the New Jersey Commissioner of Transportation; and

**WHEREAS**, Senator Stout Road, Rick Road and Woolf Road are roadways which are all wholly contained within the Township of Alexandria; and

**WHEREAS**, at the request of the Township Committee, the Alexandria Township Engineer has, in accordance with the *Manual on Uniform Traffic Control Devices for Streets and Highways* ("MUTCD") and New Jersey State Statute Title 39, conducted speed surveys and traffic investigations along Senator Stout Road, Rick Road and Woolf Road utilizing traffic and speed recording equipment furnished and operated by the Hunterdon County Engineer's office, in order to establish a realistic and reasonable speed limit along said roadways; and

**WHEREAS**, as a result of the aforesaid speed studies, the Township Engineer, by separate letters, each dated December 28, 2015, recommended the following:

a. that a speed limit of 40 MPH on Senator Stout Road be established along that road for its entire length, based upon the traffic count/speed data, road characteristics and the number of vehicles entering/exiting the high school property which is adjacent to it;

b. that based upon traffic count/speed data and road geometry (horizontal curves), a speed limit of 40 MPH should be established on the section of Rick Road from Utility Pole 14 (being located approximately 3,700 feet east of Rick Road and Little York-Mount Pleasant Road) to Utility Pole 38 (being located approximately 1,000 feet east of the intersection of Rick Road and Little York Mount Pleasant Road);

c. that based upon traffic count/speed data and road geometry, a speed limit of 40 MPH should be established on Woolf Road for its entire length. In the area of the S-turn at Foxwood Lane and horizontal curves on the approach to County Route 519, 20 MPH advisory speed signs

should be posted; and

**WHEREAS**, the Township Committee agrees with all the recommendations of the Township Engineer and wishes to incorporate them into this Ordinance.

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

**Section 1.** As recommended by the Township Engineer, the following speed limits shall be established along the following named roadways:

a. Senator Stout Road - forty (40 m.p.h.) miles per hour, for the entire length of the roadway;

b. Rick Road - forty (40 m.p.h.) miles per hour, within the following section: between Utility Pole 14 (which at the time of this ordinance, is located at a point approximately 3,700 feet east of the intersection of Rick Road and Little York- Mount Pleasant Road) and Utility Pole 38 (which, at the time of this ordinance, is located at a point approximately 1,000 feet east of the intersection of Rick Road and Little York-Mount Pleasant Road). All other speed limitations on Rick Road shall remain in place.

c. Woolf Road - forty (40 m.p.h.) miles per hour, for the entire length. In the area of the S-turn at Foxwood Lane and horizontal curves on the approach to County Route 519, twenty (20 m.p.h) miles per hour advisory signs shall be posted.

**Section 2.** For the benefit of the public, upon final adoption of this Ordinance, the Township shall give public notice of its provisions by placement of signs pursuant to N.J.S.A. Section 39:4-198, any other applicable sections and the guidelines set forth by D.O.T.

**Section 3.** This Ordinance shall be enforced by the New Jersey State Police Department pursuant to N.J.S.A. Sections 39:3-1 et seq. and 39:4-1 et seq., once it becomes effective and the proper signage has been put into place.

**Section 4.** This ordinance supersedes and repeals any ordinances, sections or portions of any other Township ordinances inconsistent herewith.

**Section 5.** If any portion of this ordinance shall be deemed invalid, such portion shall not affect the validity of the remainder of the ordinance.

**Section 6 .** This ordinance shall become effective immediately upon final adoption and publication required by law.

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- Resolution 2016-044 2015 Tonnage Grant Application  
Comm. Garay made a motion, seconded by Comm. Abraham to approve Resolution 2016-044.

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

**Nay: None**

**Abstain: None**

**Motion Carried**

**RESOLUTION 2016-044 OF THE TOWNSHIP OF ALEXANDRIA,  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR THE  
2015 TONNAGE GRANT APPLICATION**

**WHEREAS**, The Mandatory Source Separation and Recycling Act, P.L. 1987, c.102 has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

**WHEREAS**, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a resolution authorizing this municipality to apply for the 2015 Recycling Tonnage Grant will memorialize the commitment of this municipality to recycling and indicate the assent of the Township of Alexandria to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such a resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Alexandria that Alexandria Township hereby endorses the submission of a municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates Michele Bobrowski, Alexandria Township Recycling Co-Coordinator, to ensure that the said application is properly filed.

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant is deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

- ROW Inquiry for Proposed Farmland Preservation Action  
Case Farm West, B-21, L-36  
Case Farm East, B-21, L-36

Comm. Garay made a motion, seconded by Comm. Abraham to refer the ROW Inquiry for Proposed Farmland Preservation on the Case Farm to Twp. Engineer Rob O'Brien.

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

**Nay: None**

**Abstain: None**

**Motion Carried**

**ENGINEER'S REPORT:**

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

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

Eric Betz (Vice-President, Subdivision Manager) and I will be attending the March 9, 2016 Township Committee meeting to review this issue

**2.) Garage Site Remediation/LSRP:**

A 2016 Budget Estimate for Environmental Services will be forwarded to the Committee under separate cover

**3.) Pepe Property Environmental Investigation:**

Investigation of on-site soil at the barn revealed no conditions that warranted sampling. HMM prepared to assist Township with abandonment of septic and demolition of structure. Samples from septic field and tank will be collected prior to abandonment.

**4.) Road Speed Limits:**

No Update

**5.) DPW Pole Building:**

Bids currently under review

**6.) Schoolhouse Road Improvements:**

HMM Environmental Scientist scheduled to be on-site to locate wetland areas.

**APPROVAL OF MINUTES:**

- February 10, 2016 Township Committee Meeting Minutes
- February 10, 2016 Township Executive Session Minutes
- February 18, 2016 Township Committee Meeting Minutes
- February 18, 2016 Township Executive Session Minutes-Meeting 1
- February 18, 2016 Township Executive Session Minutes-Meeting 2

Comm. Abraham made a motion, seconded by Comm. Garay to approve the above Township Meeting Minutes and Executive Session Meeting Minutes.

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

**Nay: None**

**Abstain: None**

**Motion Carried**

**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 \$52,853.44

Other Trust Fund:

1.) Reserves 5,087.04

2.) Grants 2,454.00

General Capital Fund

1.) Ordinances 2,322.75

COAH

Farm Preservation

1.) Budget and App. Reserves 1,858.41

Dog Fund 2,155.40

Developers Escrow

1.) Bank of America

2.) Fulton Bank

3.) Hopewell Valley 3,466.25

TOTAL: \$ 70,197.04

Other disbursements

1.) Regional High School 886,203.00

2.) Local School 1,114,227.00

3.) County Taxes

\$ 2,000,430.00

Total payments presented to the Township Committee \$ 2,070,627.04

**PUBLIC COMMENT ON GENERAL MATTERS:**

- Resident Ed Matko, 151 Woolf Road questioned the proposed speed limit Ordinance on Woolf Road. Township Committee noted that complaints have been received from residents and several accidents have occurred.
- Resident Bill Fritsche, 65 Airport Road inquired about the status of Beneduce Vineyards. The New Jersey Wine Growers Association’s legal team is writing up a draft ordinance.
- Mark Mason from Pattenburg Rescue Squad presented an organizational overview of the rescue squad.

**CORRESPONDENCE:**

- Free Tree Seedlings will be available on a first come, first serve basis on Saturday, April 23<sup>rd</sup> from 9:00 AM to 12 Noon at the Municipal Offices.
- Hunterdon County Electronics Day is Saturday, April 9<sup>th</sup> from 9:00 AM to 1:00 PM. Visit [www.alexandrianj.gov](http://www.alexandrianj.gov).

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

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

**Nay: None**

**Abstain: 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.

  X   Collective Bargaining Agreement or negotiation of the Agreement.

**DPW Contract**

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.

**Mt. Laurel Housing  
Diocese of Metuchen**

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.

**Toll Brothers/Hatchmott MacDonald**

Matters falling within the attorney-client privilege.

**Delaware River Tubing Company**

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

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**

**Abstain: None**

**Motion Carried**

**MOTIONS FROM EXECUTIVE SESSION:**

Comm. Garay made a motion, seconded by Comm. Abraham to authorize Twp. Atty. Dragan to get appraisals for the Grefe property, B-11, L-14 & 14.01.

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

**Nay: None**

**Abstain: None**

**Motion Carried**

Comm. Garay made a motion, seconded by Comm. Abraham to amend the lease and maintenance agreement between Frank Hahola, Jr. and Alexandria Township at 51 Mt. Salem Road, B-16, L-11. Amendments were made to Par. 4-8<sup>th</sup> line down, between “Director” and “Farmer” the following sentence was added, “The grass seed shall be supplied by the Township”, Par. 6 at the end of the sentence “if hunting rights do become available, the Township will advise the farmer accordingly” was added, Par. 16-6<sup>th</sup> line down the date of October 31<sup>st</sup> was changed to November 30<sup>th</sup>. After the word “Closing” the following was added, “This date maybe extended, due to weather/field conditions beyond Farmer’s control, if requested and agreed to by the Township in writing”

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

**Nay: None**

**Abstain: None**

**Motion Carried**

A Budget Meeting will be scheduled for March 23<sup>rd</sup> at 7:00 PM

#### **EXECUTIVE SESSION:**

The following matters were discussed in Executive Session:

##### **Executive Session – Session # 1**

- **Hatch Mott MacDonald/Attorney-Client Privilege:**

Matter to stay in Executive Session

- **DPW Contract/Contract Negotiations:**

Matter to stay in Executive Session

##### **Executive Session – Session # 2**

- **DPW Contract/Contract Negotiations:**

Matter to stay in Executive Session

- **Diocese of Metuchen/Land Acquisition:**

Township Committee reviewed three amendments to the agreement and will move forward with the amended agreement.

- **Grefe Property B-11, L-14/Land Acquisition:**

Green light approval has been granted to the property from the State of NJ Agriculture Board and appraisals can be ordered.

- **Delaware River Tubing Company/Attorney-Client Privilege:**

Matter to stay in Executive Session

#### **MOTION TO ADJOURN**

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

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

**Nay: None**

**Abstain: None**

**Motion Carried**

**Meeting Adjourned at 10:19 PM.**

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

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of March 9, 2016 and certify that said Minutes were approved unanimously by the Township Committee on the 13th day of April 2016.

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

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