

**ALEXANDRIA TOWNSHIP SPECIAL COMMITTEE MEETING
MINUTES
January 15, 2014**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, (www.alexandria-nj.us) as required by the Open Public Meetings Act. Meeting was called to order at 6:00PM.

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

FLAG SALUTE:

OLD BUSINESS:

- **Municipal Building Update:** At the last meeting the Township Committee agreed to have Susan Rochelle, Architect draw up floor plans for the new municipal building so that when the bids go out this will assist the bidder. The floor plan is approx. 3400 sq. ft., the meeting room fits 40 people, the clerk and building department have allocated office space and the plan allows for 6 cubicles and two offices. Mayor Abraham will ask Susan Rochelle to finish up the floor plans. Comm. Swift wants to make sure that the sq. ft. will be sufficient for future use.
- **Recycle Program for 2014:** Mayor Abraham noted that the Township's insurance company will not permit volunteers to assist during Dumpster Day. The DPW staff will be used. Recycling and Dumpster Day will be held on the third Saturday from 9 AM-12 PM. No dump trucks or trailers will be permitted. Three cards will be mailed out to the residents; two cards for the dumpster, 1 card for brush. Township will need to look into appointing a Recycling Coordinator for 2014.

NEW BUSINESS:

- **2013/2014 Plan of Action & Budget Estimate with Hatch Mott MacDonald:** Hatch Mott MacDonald provided the Alexandria Township Committee a 2014 Plan of Action and Budget Estimate for Environmental Services upon notification of Alexandria Township's intent to develop/redevelop the recently acquired Pepe Property, B-7, L-23 and the Township's current Municipal Garage Site, B-7, L-56 into a municipal complex. The Plan of Action for the Municipal Complex is considered first phase and the initial site investigation tasks will determine the presence/absence of impacted media, removal/disposal of stained soils within the barn and asbestos concerns prior to demolition. The cost estimate is \$72, 149.00. The Township could be reimbursed 100% of the costs associated with the performance of the preliminary assessment, site investigation, and remedial investigation (with the exception of costs associated with historic pesticide use). The Township could also be reimbursed 25% of remedial actions based on the current proposed end use. Phase I/Expanded PA is anticipated to protect Alexandria Township from USEPA CERCLA liability and NJDEP liability as an "innocent landowner" upon submittal of the report with a Spill Act Exemption Form to the NJDEP. Alexandria Township will be able to submit an application

for HDSRF funding to reimburse applicable clean up costs of stained soil and septic system. The Township may also be able to recoup earlier Phase I/PA costs with the filing of these reports. The Municipal Garage site also needs a Phase I removal/disposal of stained soils within the waste oil recycling area and sampling of a new potable well for future use. The Township would like to install a secondary containment at the Waste Oil Recycling Area. The budget estimate for the Municipal garage Hatch Mott MacDonald has proposed for potential stained soil removal and disposal is \$30, 503.00. There is no reimbursement for the garage due to the ongoing site investigation there. The Township Committee discussed possibly removing the current waste oil disposal tank to prevent further spillage and costs associated with the clean-up. Comm. Swift made a motion to approve Phase I of the 2014 Plan of Action & Budget Estimate for the Pepe Property in the amount of \$72, 149.00 and the DPW garage site in the amount of \$30, 503.00, seconded by Mayor Abraham. **ROLL CALL:** Comm. Swift; yes, Mayor Abraham; yes.

- Approval of Architect Drawings for Municipal Building:

Comm. Swift made a motion to approve the architect drawings for the proposed Municipal Building, seconded by Mayor Abraham. **ROLL CALL:** Comm. Swift; yes, Mayor Abraham; yes.

- Approval of Township Affordable Housing Obligation Letter as requested by Planning Board:

Township Committee reviewed the letter that was written by Township Attorney Dragan. Mayor Abraham asked for two minor changes in the language at the end of the letter. Comm. Swift made a motion to approve the Affordable Housing Obligation letter as amended, seconded by Mayor Abraham. **ROLL CALL:** Comm. Swift; yes, Mayor Abraham; yes.

BILL LIST:

Other disbursements:

Alexandria Bd. Of Ed	1,070,969.00
US Postage Office	2,788.00
Associated Mailing	760.78
Ferruggia Associated	1,500.00
Delaware Valley HS	<u>787,762.55</u>
Total Payments Presented to Township Committee	1,863,780.33

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

COMMENTS FROM THE FLOOR:

Jim Pauch of Senator Stout Road asked why the Pepe house is being torn down. The Township Committee noted that metal scrappers went in and removed all the copper in the home; they spent 18 hours in home. Neighbors saw the metal scrappers at the home

but thought it was family members and didn't call the police. Neighbors realized afterwards that metal scrappers stole metal. The house isn't ADA compliant. The house is full of asbestos and the removal of the asbestos would be extremely costly. The Township will spend less than \$10,000.00 to tear down. To bring the house into compliance for occupancy would be too costly. The Township purchased the home as is.

Peter McIntosh of Alexandria Overlook brought up an incident that occurred on Goritz Road on January 10, 2014 concerning his wife. Comm. Swift was called by the State Police late that evening and had DPW Foreman, Glenn Griffith go out to the scene to see what he could do to assist the State Police. Mr. Griffith lives close to Goritz Road and drove the Township pick up truck that is assigned to him to Goritz Road for a quick response. Once Mr. Griffith arrived on the scene the State Police asked for the road to be salted. Mr. Griffith explained that salt could not be placed on a gravel road and stated that he would be back in approximately an hour with a different vehicle and product that the Township uses on gravel roads. Mr. McIntosh addressed his concerns about road conditions on Goritz Road. Township Committee informed Mr. McIntosh that they will continue to maintain the road as they currently do. Mr. McIntosh would rather see the road not plowed then the Township plowing due to the conditions that are on the road after they are plowed and product placed on the road. Mr. McIntosh accused the DPW drivers of not assisting drivers who are stranded on Goritz Road during a storm as they plow the road. Comm. Swift will speak with DPW Foreman Glen Griffith about maintaining Goritz Road as they do and if a driver is stranded on the road to make sure the driver is assisted. Mr. McIntosh is requesting the Township look into his concerns to ensure public safety on that stretch of road.

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:
Comm. Swift made a motion, seconded by Mayor Abraham to move to Executive Session. **Roll Call:** Comm. Swift, yes; Mayor Abraham, yes.

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:
Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
 - _____ A confidential or excluded matter under Federal or State Law or Court Rule.
 - _____ A matter involving information that may impair the Township's rights to receive funds from the United States Government.
 - _____ A matter constituting an unwarranted invasion of an individual's privacy rights.
 - _____ Collective Bargaining Agreement or negotiation of the Agreement.

- Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.
(681 Route 513)
- 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.
(Pump Track MOU Status)
(Twp. Planner Contract)
(Twp. Engineer Contract)
(Park Maintenance)
- Matters falling within the attorney-client privilege.
- Personnel matters involving a specific employee or officer of the Township.
(Resignation Letter)
(Vacancy of Township Committee)
(Perc Witness)
- 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. Swift made a motion, seconded by Mayor Abraham to return to Public Session.
Roll Call: Comm. Swift, yes; Mayor Abraham; yes.

Comm. Swift made a motion to approve the contract of Township Planner with David Banish for 2014 on a month to month basis until the Township Committee has conducted interviews, seconded by Mayor Abraham. **ROLL CALL: Comm. Swift, yes; Mayor Abraham; yes.**

Comm. Swift made a motion to approve the contract of Township Engineer with Ralph Runge of Hatch Mott MacDonald for 2014, seconded by Mayor Abraham. **ROLL CALL: Comm. Swift, yes; Mayor Abraham; yes.**

Township Committee was unable to arrive at a decision as to a replacement created by Comm. Gabe Plumer's resignation. The Township Committee will ask the Municipal Republican Committee to select the candidate. The Municipal Republican Committee will have 15 days to make their selection and they require a 6 day notice to their members.

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

- Land Preservation/ 681 Route 513 :
Mayor Abraham will meet with the property owners.

- Contract Negotiations/ Park Maintenance:
Twp. Committee discussed the agreement that was made with the farmer. The Township reached out to the farmer numerous times asking him to follow the agreement that was signed. The agreement was not followed. The Township will not reconsider the agreement and will purchase a brush hog.

- Personnel Matters/ Resignation of a Board of Adjustment Member:
Township received resignation of Harry Fuerstenberger

- Personnel Matters/ Perc Witness:
Will be tabled until the next Township Committee meeting on February 12, 2014.

- Contract Negotiations/Township Planner:
The Township Committee approved the contract for 2014 with David Banish of Banish & Banish on a monthly basis until the Township Committee conducts interviews.

- Contract Negotiations/Township Engineer:
The Township Committee approved the contract for 2014 with Ralph Runge of Hatch Mott MacDonald .

- Contract Negotiations/Pump Track
Township Committee is waiting for JORBA to submit an acceptable MOU agreement for the pump track by January 31, 2014. The Township will remove pump track if an agreement has not been received by deadline. Township has received numerous emails pertaining to the pump track. Of all the emails, only three were from residents of Alexandria Township.

- Personnel Matters/Vacancy on Township Committee:
Township Committee reviewed and discussed three candidates that they were supplied with by the Municipal Republican Committee. A decision could not be reached.

MOTION TO ADJOURN

Comm. Swift made a motion, seconded by Mayor Abraham to adjourn. **ROLL CALL:** Comm. Swift, yes; Mayor Abraham; yes. **Meeting Adjourned at 7:38 PM.**

The Chairman of the Municipal Republican Committee asked for the Township Committee to reconsider and go back into executive session one more time before he left.

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:

Comm. Swift made a motion, seconded by Mayor Abraham to move to Executive Session. **Roll Call:** Comm. Swift, yes; Mayor Abraham, yes.

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 - Matters falling within the attorney-client privilege.
 - Personnel matters involving a specific employee or officer of the Township.
(Vacancy of Township Committee)
 - 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.
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Comm. Swift made a motion, seconded by Mayor Abraham to return to Public Session.
Roll Call: Comm. Swift, yes; Mayor Abraham; yes.

The Township Committee informed Chairman, Floyd Evans that a decision still couldn't be reached.

Comm. Swift made a motion, seconded by Mayor Abraham to adjourn. **ROLL CALL:**
Comm. Swift, yes; Mayor Abraham; yes. **Meeting Adjourned at 8:05 PM.**

Respectfully Submitted:
Michele Bobrowski, RMC, CMR
Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of January 15, 2014 and certify that said Minutes were approved unanimously by the Township Committee on the 12th day of February, 2014.

Paul Abraham, Mayor

Dated: _____