

**ALEXANDRIA TOWNSHIP COMMITTEE SPECIAL MEETING
MINUTES
March 17, 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 7:31 PM.

NOTE: This is a joint meeting of the Planning Board and the Township Committee

ROLL CALL OF THE TOWNSHIP COMMITTEE:

PRESENT: Committeewoman Garay, Committeeman Abraham, Mayor Pfefferle

ABSENT: None

ROLL CALL OF THE PLANNING BOARD:

PRESENT: Chair Papazian, Vice-Chair Rochelle, Member Fritsche, Member Giannone, Member Pauch, Member Runge, Member Canavan, Member Tucker, Comm. Garay, Mayor Pfefferle, Atty. Gruenberg

ABSENT: Member Foreman

OLD BUSINESS:

None

NEW BUSINESS:

- Draft Plan-Mt. Laurel Housing/Public Hearing:

Township Planner David Banisch was present and summarized to the Township Planning Board, Township Committee, and the public the third, 3rd Round Housing Plan Element and Fair Share Plan. Twp. Planner Banisch noted that Alexandria Township has consistently and voluntarily complied with its fair share of low and moderate income housing obligations also known as Mt. Laurel obligations as follows:

- On February 6, 1991, the Township obtained first round substantive certification;
- On October 4, 2000, the Township obtained second round substantive certification;
- In September 2006, the Township petitioned COAH for the third round substantive certification. Before COAH acted on the Township's 2006 petition the Appellate Division overturned COAH's 3rd round rules known as Chapter 94 on January 25, 2007, and ordered COAH to prepare revised rules;
- Based on those revised rules the Township Planning Board on May 27, 2010 adopted an amended 3rd round housing plan, this was the Townships second third round housing plan;
- On June 8, 2010, the Township Committee again petitioned COAH for 3rd round substantive certification. Both plans fully addressed the Township's obligations as they were assigned by COAH;

- Following the 2010 actions, on October 8, 2010 the Appellate Division invalidated the second third round housing rules and COAH stopped processing petitions for substantive certification;
- The Supreme Court accepted certification of the case and September 26, 2013, the Court invalidated Chapter 97 and ordered revised rule making by COAH;
- COAH did publish its third iteration of third round rules in May of 2014 and deadlocked on a vote on October 20, 2015. That vote failed by a tie vote and the rules were never adopted;
- COAH didn't take any action after the October vote to remedy the situation and the Supreme Court stepped in March of 2015 and dissolved the administrative remedies provision of the Fair Housing Act and directed municipalities such as Alexandria Township to seek Superior Court approval of their third round Housing Plan Element and Fair Share Plan. Alexandria Township entered the Court process following that order in July of 2015;
- To comply with its third round affordable housing obligations, Alexandria Township joined a municipal group of approximately 280 municipalities to have third round affordable housing obligation numbers calculated because COAH's third round numbers were not adopted in October of 2014. These numbers were prepared by Econsult Solutions, Inc.
- On December 30, 2015, Econsult Solutions, Inc. published a report identifying municipal obligations for every municipality in New Jersey;
- There are three components of the Townships obligations. The first is present need which is the rehab obligations of 35 units. The second is the prior round obligation. The Supreme Court ordered that municipalities shall begin third round compliance by addressing prior round obligations. Alexandria Township's prior round obligation was 22 units. Econsult assigned the Township with third round obligations from 2015-2025 of 23 prospective units.
- The prior and third round obligations combined of 45 units both require affordable housing production one way or another to satisfy the Township's obligations;
- Alexandria Township has produced a fair amount of affordable housing units already under rules that were in effect at the time different actions were taken such as an RCA with Lambertville of 15 units, part of a subdivision approval at Sky Manor Airport created an affordable apartment, and there is an existing nursing home in town-Valley View in which the Township has received 5 credits. The Township has taken on its own initiative by spending money in its trust fund for 3 lots and has sold those lots for affordable housing development to a private non-profit developer-The ARC of Hunterdon County. Each of those lots were bought for \$195,000.00 apiece. Two have been flipped to The ARC of Hunterdon for \$25,000.00 apiece to subsidize the creation of 8 bedrooms total of two group homes for the developmentally disabled. The Township has bonded and borrowed \$100,000.00 for the creation of another group home with ADTI, Inc. which is another group who provides housing for the developmentally disabled. This home is located on Kappus Road and 4 bedrooms will be created. In all the Township has created 33 units of affordable housing with its affirmative efforts to address its Mt. Laurel housing obligations. COAH has created a complicated system of

- bonus credits which has granted the Township 14.65 credits yielding a total of 47.65 affordable units for all its activity it's been engaged in over time.
- The combined obligations of the third round and prior round are identified as 45 units. It appears that the Township has satisfied its obligations but there is a fairly complicated system as to how bonus credits are calculated and applied to each of the Township's obligations;
 - The plan shows two tables. One that addresses the Townships prior round obligations and it identifies the obligation of 22 units and identifies a series of affordable units that address the obligations. There are 17 units and 5.65 bonus credits for a total 22.65 units which satisfies the Township's prior obligations.
 - To address the 23 unit obligation, the Planning Board engaged in a vigorous effort to identify affordable housing opportunities in the Township. There is one area in the Township to best address new construction of affordable housing and that area is between Frenchtown Boro and Milford Boro on Frenchtown-Milford Road. Frenchtown has constructed a new sewage treatment plant and Valley View has been included in the plans of this new plant. Valley View has plans for expansion which will contribute to the Townships' inventory of affordable units.
 - The third round obligation identified at 23 units is actually satisfied by the Township's current inventory/credits and future units under construction. To get to the 23 unit obligation: 7 units are from surplus of the Lambertville RCA , ADTI Home on Kappus Road has a 1 bedroom credit, and two ARC of Hunterdon group homes with 4 bedrooms each which are being constructed. Together these units yield 16 units and COAH bonus credits yield another 9 units for a total of 25 credits to apply to the 23 unit obligation identified for the third round for the period addressing 2015-2025.
 - For future affordable housing, Valley View has plans of expansion which could yield approximately 56 units. The Frenchtown-Milford Road Corridor between Frenchtown Boro and Milford Boro has three potential sites at Van Storage, the DeSapio property, and Opdyke Lumber that could yield a total of 93 future units to be identified as surplus units for the third round. Bonus credits may also be available for these locations.
 - The Township will restart its rehabilitation program which was successful in the past to address its 35 unit obligations. Township will conduct a survey to see if 35 units can be identified.

The Township has a third round housing plan that addresses its obligations as noted in the December 30, 2015 Econsult report, however, the obligations themselves are subject to a final determination by the Superior Court which hasn't been forthcoming yet. Nine minor typographical errors were found in the plan but none are of significance.

- Resolution 2017-050 Endorsing the Adoption of the Amended Third Round Housing Plan Element & Fair Share Plan
Comm. Abraham made a motion, seconded by Comm. Garay to endorse Resolution 2016-050.

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

Motion Carried

RESOLUTION 2016-050 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY RESOLUTION ENDORSING THE ADOPTION OF THE MARCH 17, 2016 AMENDED THIRD ROUND HOUSING PLAN ELEMENT & FAIR SHARE PLAN

WHEREAS, the Planning Board of the Township of Alexandria, State of New Jersey, adopted a 2016 Amended Third Round Housing Element and Fair Share Plan ("2016 HPE&FSP") as part of the Master Plan on March 17, 2016; and

WHEREAS, a true copy of the Resolution of the Planning Board approving said 2016 HPE&FSP is attached hereto; and

WHEREAS, the Township Committee conducted a duly noticed special meeting on March 17, 2016 to review the adoption of the 2016 HPE&FSP.

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Alexandria located in Hunterdon County in the State of New Jersey hereby endorses the 2016 Housing Plan Element and Fair Share Plan of the Township of Alexandria as adopted by the Planning Board on March 17, 2016.

The above Resolution was adopted on March 17, 2016 by the following vote of the Township Committee:

<u>Member</u>	Yes	No	Abstain	Absent
Mayor : R. Christian Pfefferle	X			
Deputy Mayor : Paul Abraham	X			
Committee: Michelle Garay	X			

The Township Committee took a ten minute recess

- Resolution 2016-048 Temporary Debt Service 2016
Comm. Abraham made a motion, seconded by Comm. Garay to approve Resolution 2016-048.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None

Abstain: None

Motion Carried

**RESOLUTION 2016-048 OF THE TOWNSHIP OF ALEXANDRIA,
COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR
TEMPORARY DEBT SERVICE FOR 2016**

WHEREAS, an emergency condition has arisen in that the Township is expected to enter in contracts, commitments or payments prior to the 2016 budget and no adequate provision has been made in the 2016 temporary budget for the aforesaid purposes, and

WHEREAS, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose, and

WHEREAS, the total emergency temporary appropriations resolutions adopted in the year 2016 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$ 289,330.00 , and

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Alexandria, in the County of Hunterdon, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$ 289,330.00 as follows

ACCOUNT

DESCRIPTION	AMOUNT
Municipal Clerk Salaries and Wages	\$ 3,000.00
FINANCIAL ADMIN: S&W	\$ 7,500.00
FINANCIAL ADMIN: OE	\$ 2,000.00
REV ADMIN (TAX COL.): SW	\$ 4,500.00
REV ADMIN (TAX COL.): OE	\$ 3,000.00
TAX ASSESSMENT: S&W	\$ 5,000.00
LEGAL SERV (LGL DEPT): OE	\$ 10,000.00
BUILDING AND GROUNDS S&W	\$ 1,000.00
PLANNING BOARD: OE	\$ 1,000.00
ZONING OFFICER: S&W	\$ 2,000.00
ZONING OFFICER: OE	\$ 3,000.00
EMPLOYEE GROUP INSURANCE	\$ 35,000.00
Medicial W Payments	\$ 10,000.00
ROAD MAINTENANCE: S&W	\$ 50,000.00
ROAD MAINTENANCE: OE	\$ 30,000.00
PUB HEALTH (BD OF HEALTH): S&W	\$ 1,000.00
MUNIC. PROSECUTOR'S OFFICE: S&W	\$ 2,000.00
PUBLIC DEFENDER SALARIES AND WAGES	\$ 500.00
CONSTRUCTION OFFICIAL (BUILDING DEPT)	\$ 10,000.00
CONSTRUCTION OFFICIAL: OE	\$ 7,500.00
FIRE PREVENTION S&W	\$ 2,000.00
FIRE PREVENTION O/E	\$ 500.00
ELECTRICITY	\$ 5,000.00
STREET LIGHTING	\$ 3,000.00
TELEPHONE (EXCLUDE EQUIP ACQ)	\$ 3,000.00
PENSION	\$ 64,830.00
SOCIAL SECURITY	\$ 20,000.00
UNEMPLOYMENT INSURANCE	\$ 1,000.00
MUNICIPAL COURT: S&W	\$ 5,000.00
	289,330.00

ATTEST:

R. Christian Pfefferle, Mayor

Michele Bobrowski, RMC, Township Clerk

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

- Resolution 2016-049- Balance Transfer for Fiscal Year 2015 Obligations
Comm. Abraham made a motion, seconded by Comm. Garay to approve Resolution 2016-049.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None

Abstain: None

Motion Carried

RESOLUTION 2016-049 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR BALANCE TRANSFER FOR FISCAL YEAR 2015 OBLIGATIONS

WHEREAS, various 2015 bills have been presented for payment this year, which bills represent obligations of the fiscal year 2015 and were not covered by order number and/or recorded at the time of transfers between the 2015 Budget in the last two months of 2015; and

WHEREAS, N.J.S. 40A:4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the closed of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding 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 Reserves as follows:

FROM

TO

Planning Board S&W	1,000.00	
Planning Board OE	1,000.00	
Zoning Board of Adjustment S&W	2,000.00	
Construction Officials OE	5,000.00	
Employee Group Insurance	21,000.00	
Road Maintenance S\$W	8,000.00	
Diesel and Gasoline	15,000.00	
Social Security	7,000.00	
Engineering		60,000.00

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

PUBLIC COMMENT:

None

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

DPW Contract

- Matters falling within the attorney-client privilege.

**Park and Recreation
DPW Sale of Equipment**

- 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. 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. Abraham made a motion, seconded by Comm. Garay to authorize Labor Atty. Taddeo to draw up a resolution indicating that the Union and the Township agree to modify the contract to remove the post-retirement health benefit clause for new employees hired after January 1, 2016.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None

Abstain: None

Motion Carried

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

- **DPW Contract/Contract Negotiations:**
Township Committee to authorize Labor Atty. Taddeo to draw up a resolution indicating that the Union and the Township agree to modify the contract to remove the post-retirement health benefit clause for new employees hired after January 1, 2016.
- **Township Barn/Attorney-Client Privilege:**
Any matters related to the rental and/or use of the Township Park Barn is the responsibility of the Park & Rec Commission.
- **Sale of DPW Equipment/Attorney-Client Privilege:**
The Township Committee will not move forward with the sale of a 12' pull behind mower.

MOTION TO ADJOURN

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

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None

Abstain: None

Motion Carried

Meeting Adjourned at 9:35 PM.

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

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of March 17, 2016 and certify that said Minutes were approved unanimously by the Township on the 13th day of April 2016.

Dated: _____

R. Christian Pfefferle

