

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING
MINUTES
September 28, 2022**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the
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 7:40 PM.

ROLL CALL:

PRESENT: Mayor Plumer, Comm. Pfefferle, Comm, Kiernan, Comm. Mortara, Comm. Arancio, and Twp. Atty. Dragan

ABSENT: None

FLAG SALUTE:

Mayor Plumer led the flag salute.

UNFINISHED BUSINESS:

- Stormwater Management Classification Change from Tier B to Tier A Update
Twp. Atty Dragan advised that she and Twp. Eng. Decker have met with neighboring Townships and attended several seminars. Twp. Atty. Dragan advised that there will be several grants available. Some will be for a one-time chance to apply, and others will be on a rolling basis. Some items that the seminars touched upon was that gravel roads will not need to be street swept and some roads will be able to be hand swept. Farmland does not need to comply with the new stormwater regulations.

- S-1368 Requiring all Business Owners and Owners of Multifamily Rental Units Register a Certificate of Insurance-1st Reading of Ordinance

Matter was tabled

NEW BUSINESS:

- Hay Lease for Alexandria Park Extension
Township Committee was provided a copy of a lease and maintenance extension agreement for J & J Hay, LLC.

- Resolution 2022-103 Extension of an Agriculture Lease and Maintenance Agreement for a portion of B-7, L-24 at the Alexandria Township Park

Comm. Arancio made a motion, seconded by Comm. Kiernan to approve Resolution 2022-103.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Arancio, Mortara

Nay: None

Abstain: None

Motion Carried

RESOLUTION 2022-103 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING EXTENSION OF AN AGRICULTURAL LEASE AND MAINTENANCE AGREEMENT FOR A PORTION OF BLOCK 7, LOT 24 AT THE ALEXANDRIA TOWNSHIP PARK

WHEREAS, the Township of Alexandria ("Township"), pursuant to N.J.S.A. 40A:12-14, et seq., solicited and received bids for an agricultural lease and maintenance agreement ("Lease Agreement") on a 13+/- ac. portion of property it owns located on Hickory Corner Road and known as Block 7, Lot 24 in the Township of Alexandria, County of Hunterdon and State of New Jersey (also known as the Alexandria Township Park); and

WHEREAS, as a result of the bid process, the Lease Agreement was awarded to the highest bidder J & J Hay, LLC (hereinafter "Farmer"), whose principals entered into the Lease Agreement with the Township on June 12, 2019, for a term of three years; and

WHEREAS, the Lease Agreement provided the opportunity for one two-year extension on the same terms and conditions, at the request of the Farmer and upon consent of the Township, provided the Farmer was in compliance with the terms of the lease; and

WHEREAS, the Farmer has requested a two-year extension in accordance with the terms of the Lease Agreement; and

WHEREAS, a proposed First Amendment Extending the Agricultural Lease and Maintenance Agreement has been reviewed by the governing body, which is amenable to extending same, as it provides a benefit to the Township in terms of maintenance and use of the land for agricultural purposes.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, on this 28th day of September 2022 as follows:

1. On behalf of the Township Committee, the Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as the case may be, are authorized to execute the attached First Amendment Extending the Agricultural Lease and Maintenance Agreement (which contains some minor corrections to the Lease Agreement) with J and J Hay, LLC and its principals for the 13+/- acre portion of Block 7, Lot 24 in Alexandria for one two-year term, conditioned on all updated insurance being provided to the Township Administrator/Clerk as required by the Lease Agreement .

2. All other terms not amended by the attached amendment shall remain in full force and effect.

3. This Resolution shall take effect immediately.

Comm. Mortara recused himself from the next agenda item regarding the Sky Manor Development Agreement and left the meeting room at 7:50 PM.

- Sky Manor Development Agreement

Comm. Pfefferle made a motion, seconded by Comm. Arancio to approve the Sky Manor Development Agreement.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Arancio

Nay: None

Abstain: None

Motion Carried

Comm. Mortara returned to the meeting after the above discussion was finished at 7:52 PM.

Comm. Arancio asked that Resolution 2022-106 Correct a 2022 Tax Assessment Software Program Error be pulled from the consent agenda due to a correction needed on the refund amount.

Comm. Arancio made a motion, seconded by Comm. Pfefferle to approve Resolution 2022-106 with the refund amount to be corrected in the amount of \$5751.90.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Arancio, Mortara

Nay: None

Abstain: None

Motion Carried

RESOLUTION 2022-106 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO CORRECT A 2022 TAX ASSESSMENT SOFTWARE PROGRAM ERROR

WHEREAS, the property owners filed a tax appeal last year; and

WHEREAS, the original tax assessment was \$1, 557, 500.00 and the judgement from the appeal lowered the assessment to \$1,350,000.00: and

WHEREAS, there were two property tax cards in the Tax Assessor software program for this property and the judgement assessment of \$1,350,000.00 did not properly record so that the correct property taxes could be calculated for 2022; and

WHEREAS, due to the software program error the property taxes for 2022 were \$43, 173.90 but due to the tax appeal judgement should have been \$37, 422.00.

NOW THEREFORE BE IT RESOLVED, that the Alexandria Township Committee approve Resolution 2022-106 which explains:

- 1.) The software program error that occurred and that the Tax Assessor's records reflect the correct judgement now on file of \$1,350,00.00 and adjusts the property tax due from \$43,173.90 to \$37,422.00 which is a difference of \$5,751.90.
- 2.) Upon receipt of this resolution, the Tax Collector will determine if a refund will be given or if a credit will be applied to the unpaid 2022 taxes due for 4th quarter taxes.

CONSENT AGENDA:

All items listed with an asterisk on the agenda "*" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee Member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

Motion/Roll Call: Comm. Kiernan made a motion, seconded by Comm. Pfefferle to approve the following resolutions below on the Consent Agenda.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Arancio, Mortara

Nay: None

Abstain: None

Motion Carried

- Resolution 2022-099 Authorizing the Appointment of Judge Charles Carro as the Raritan Township Shared Municipal Court Judge

**RESOLUTION 2022-099 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY AUTHORIZING THE APPOINTMENT OF THE ALEXANDRIA
TOWNSHIP SHARED MUNICIPAL COURT JUDGE**

WHEREAS, the Honorable Judge William Mennen, former Shared Municipal Court Judge of the Shared Courts of Raritan Township, Alexandria Township, Frenchtown Borough, and Holland Township, was appointed as Superior Court Judge of Vicinage 13 on June 17, 2022; and

WHEREAS, the Township Committee is desirous of filling the Shared Municipal Court Judge position for the duration of the unexpired term of Judge Mennen; and

WHEREAS, Raritan Township conducted numerous interviews and selected Judge Charles Carro to fill the unexpired term, effective August 16, 2022 through March 7, 2024 as the Shared Municipal Court Judge.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey that Judge Charles Carro is hereby appointed to the position of Shared Municipal Court Judge effective August 16, 2022, through March 7, 2024, at a prorated annual salary of \$57,900.00 for the year 2022.

- Resolution 2022-104 Amending Resolution 2022-074 to Award Contract to A.B.E. paving and Sealcoating Co. to Sealcoat and Line Stripe Park Barn Lot and Amendment of Costs for Sealcoating of the Park Walking Trail and Municipal Parking Lot

**RESOLUTION 2022-104 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY FOR AMENDING RESOLUTION 2022-074 TO AWARD CONTRACT
TO A.B.E. PAVING AND SEALCOATING CO. TO SEALCOAT AND LINE STRIPE PARK BARN
LOT AND AMENDMENT OF COSTS FOR SEALCOATING OF THE PARK WALKING TRAIL
AND MUNICIPAL PARKING LOT**

WHEREAS, the Township of Alexandria has approved monies to be used for park maintenance from the Open Space Fund; and

WHEREAS, on May 11, 2022, the Township Committee approved Resolution 2022-074 awarding a contract to A.B.E. Paving and Sealcoating to sealcoat the walking trail at the park and the municipal parking lot along with re-stripping the municipal parking lot not to exceed \$10,000.00; and

WHEREAS, the Township has been tasked by the Hunterdon County Board of Elections to pave and designate handicap parking in front of the park barn as the park barn will be used for voting for Districts 1 & 2 moving forward during elections; and

WHEREAS, A.B.E Paving and Sealcoating will be sealcoating and line stripping the park barn lot and the additional work will be \$1, 798.00 per their quotes; and

WHEREAS, A.B.E. Paving and Sealcoating provided an initial quote for sealcoating the walking trail and the municipal lot in the amount of \$7,559.00 and due to rising costs there is an escalation charge of \$1,810.00 in addition to the initial quote.

WHEREAS, the Township Chief Financial Officer certifies funds are available for this purpose and are encumbered in account # 12-201-28-371-130.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Township of Alexandria, County of Hunterdon, State of New Jersey approve the additional sealcoating and line stripping at the park barn as required by the Hunterdon County Board of Elections for \$1,798.00 and the escalation charge for sealcoating the walking trail and municipal parking lot at \$1,810.00.

- Resolution 2022-105 Awarding Contract for the Purchase of Rock Salt for the 2022/2023 Season

RESOLUTION 2022-105 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AWARDING CONTRACT FOR THE PURCHASE OF ROCK SALT FOR THE 2022/2023 SEASON

WHEREAS, the County of Hunterdon Purchasing Department (“Hunterdon County”) requested bids for rock salt to be provided to Hunterdon County and members of the Cooperative Pricing System for Snow and Ice Control Materials Bid No. 2022-14 for the 2022/2023 season; and

WHEREAS, Alexandria Township Clerk/Administrator Michele Bobrowski communicated Alexandria Township’s intention to participate in this joint purchase arrangement to Hunterdon County by letter in March of 2022; and

WHEREAS, the Township Committee of the Township of Alexandria hereby confirms its authorization of the joint agreement with Hunterdon County for the purchase of rock salt in accordance with N.J.S.A. 40A:11-10 and 11 et seq.; and

WHEREAS, Hunterdon County received and reviewed the bids for the rock salt and, at its September 6, 2022 Commissioners Meeting, the Hunterdon County Board of

Chosen Freeholders awarded a master contract to Morton Salt to provide rock salt to Hunterdon County and members of the Cooperative Pricing System for Snow and Ice Control Materials, Bid No. 2022-14 for the 2022/2023 season at a contract price of \$72.84 per ton; and

WHEREAS, Alexandria Township anticipates that the aggregate purchase of rock salt for the 2022/2023 season will exceed the bid threshold of \$17,500; and

WHEREAS, pursuant to N.J.S.A. 5:34-7.11, the governing body is required to award this contract.

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

1. The contract for rock salt to be provided to Alexandria Township as part of the Hunterdon County Cooperative Pricing System for Snow and Ice Control Materials, Bid No. 2022-14 for the period from September 19, 2022, to September 18, 2023 is hereby awarded to Morton Salt, 444 West Lake Street, Suite 3000, Chicago, IL 60606 at the contract price of \$72.84 per ton.

2. Hunterdon County executed the master contract for this product on behalf of participating municipalities.

3. Copies of this Resolution shall be sent to the County of Hunterdon Purchasing Department and to Morton Salt.

APPROVAL OF MINUTES:

- July 13, 2022 Township Meeting
- August 10, 2022 Township Meeting
- August 24, 2022 Special Meeting
- February 9, 2022 Executive Session
- March 9, 2022 Executive Session
- June 8, 2022 Executive Session
- July 13, 2022 Executive Session
- August 10, 2022 Executive Session
- August 24, 2022 Executive Session

Minutes were tabled until the October 12, 2022, meeting.

BILL LIST:

Comm. Kiernan made a motion, seconded by Comm. Arancio to approve the September 28, 2022, bill list.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Arancio, Mortara

Nay: None

Abstain: None

Motion Carried

PUBLIC COMMENT ON GENERAL MATTERS- *Due to time constraints, please note that a time limit of three minutes per individual will be applied.*

Crouse

Asked about the status of the NJ DEP permit. Commented that over 50% of those who live on Goritz Road do not want the road paved and concerned about the scenic road designation once the road is paved. Mr. Crouse voiced his displeasure with the Township Committee moving forward with paving the road despite a petition not to pave it was submitted to the Township Clerk.

Ragucci

Asked if the State of New Jersey was requiring the road to be paved. Mayor Plumer advised that there are a number of factors as to why the road is being paved at this time and the main reason is a grant being provided to the Township to be used towards this project.

McIntosh

Concerned about how long the NJ DEP permit approval process will take and that monies that are being used towards this project will be taken away if the work is not done by 2024.

Johnson

Concerned about the improved infrastructure done by the DPW and wants the Township to look into an emergency declaration from the NJ DEP so that the road paving can be done immediately. The Township Committee will speak to the Twp. Engineer about how to obtain an emergency permit as described by Mr. Johnson.

Rosato

Advised that the Twp. Engineer came out and looked at the drains in the front of her property. Water coming out of the culvert is causing a problem on her property. Advised that she originally signed the petition to not have the road paved but has changed her mind and wants the road paved now. Noted that she was not provided a tax bill on her property when she purchased it and is upset that she needs to pay interest on the taxes. The Township Committee requested that Township Clerk/Administrator Bobrowski get a synopsis of what happened on this property as to the tax bill.

CORRESPONDENCE/ANNOUNCEMENTS:

None

- **Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:**

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to go into Executive Session. **(8:16 PM)**

Roll Call: Aye: Plumer, Pfefferle, Kiernan, Mortara, Arancio

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.

Alexandria Overlook
Quakertown Fire Company
RFP

Matters falling within the attorney-client privilege.

Daniello Right-of-Way
Auction of Township Property

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

DPW
Virginia Colucci
Mike Hammerstone

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. Pfefferle made a motion, seconded by Comm. Kiernan to return to Public Session **(10:08 PM)**.

Roll Call: Aye: Plumer, Kiernan, Pfefferle, Mortara, Arancio

Nay: None

Abstain: None

Motion Carried

The following matters were discussed in Executive Session:

- Alexandria Overlook
Matter to stay in Executive Session
- Department of Public Works
Matter to stay in Executive Session
- Dental Benefits for Michael Hammerstone
Matter to stay in Executive Session
- Virginia Colucci Letter
Matter to stay in Executive Session
- Auctioning Township Property

The Township will move forward with the sale of certain Township properties on Goritz Road and Sweet Hollow Road with a sealed bid auction with no minimum bid. Twp. Atty. Dragan will prepare a resolution for the October 12th meeting for the Township Committee's consideration.

- Quakertown Fire Company

No action was taken.

- Barbara Daniello

Ms. Daniello provided documentation to Township Clerk Bobrowski from a Franklin Township resolution many years ago creating a ROW along her property that Alexandria Township is to maintain. The Township Committee has never been made aware of the ROW designation and the acceptance of the ROW would have been done by an Ordinance which there are no records to reflect that this was done. The maps pertaining to this ROW reference are filed with Ms. Daniello's deed but are signed by Franklin Township only. Ms. Daniello went before Alexandria Township's Board of Adjustment in 2006 for a non-conforming structure. Correspondence from the Franklin Township resolutions creating the ROW indicated that Ms. Daniello needed to remove the garage from the ROW. The Alexandria Township Board of Adjustment referenced these notes during the 2006 application, and it is noted in Alexandria Township Board of Adjustment resolution that Ms. Daniello had no plans on removing the garage and she continues to use the ROW as her own. Township Clerk/Administrator Bobrowski will determine if the area in question is being taxed.

- 2023 RFP's

The Township Committee reviewed the RFPs that were submitted. The Township Committee will keep the following professionals for 2023:

- 1.) Suplee, Clooney & Company-Auditors
- 2.) COAH Atty. Jon Drill
- 3.) Township Engineer Tom Decker
- 4.) Township Planner David Banisch

The Township Committee will do interviews for Township Atty. and Labor Atty.

Township Clerk Bobrowski will confirm availability for November 9, 2022, at 6:00 PM.

MOTION TO ADJOURN

Comm. Pfefferle made a motion, seconded by Comm. Mortara to adjourn at 10:08 PM.

Roll Call: Aye: Plumer, Pfefferle, Kiernan, Mortara, Arancio

Nay: None

Abstain: None

Motion Carried

Meeting Adjourned at 10:08 PM

Respectfully Submitted:
Michele Bobrowski, MMC/RMC
Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of September 28, 2022, and certify that said Minutes were approved by the Township Committee on the 12th day of October 2022.

Gabe Plumer, Mayor