

Shamong, NJ 08088

January 5, 2016

The Shamong Township Committee held a Committee Meeting and Board of Health Meeting on the above date at the Municipal Building.

Mayor Gimbel called the meeting to order at approximately 7:33 p.m.

The Clerk stated please be advised that proper notice of this meeting has been given in compliance with the Open Public Meeting Act in the following manner. Written notice has been sent to and published in the Burlington County Times and sent to the Central Record and posted as required by the Open Public Meeting Act.

Roll Call and)	Mr. Michael Cooney	P
Absentees)	Mr. Michael DiCroce	P
Noted)	Mr. Timothy Gimbel	P
	Mr. Sean Gray	P
	Mr. Martin Mozitis	P

Mayor Gimbel opened the meeting to the public:

PUBLIC COMMENT:

Mayor Gimbel opened the meeting to the public at which time Nancy String of 64 Indian Ann Trail of Fawn Lake Village asked if the Committee was going to renew the parks license since there are a lot of violations in the park. The solicitor, Mr. Heinold, explained residents from the park were at the December 1st meeting voicing a lot of concerns about Fawn Lake and as a result of that this Committee directed the Rent Control Board to hold a meeting in December to gather the facts and issue a report and recommendation back to this Committee. They have not received a report but the board will meet January 20th. Also the manager and attorney for the park were present and they have been notified of what the Township expects to be done, so a 30 day extension of their license will be granted as opposed to a 3 year license. The Committee will meet on February 2nd to see what the owner response has been and the board's response to the issues that have been raised. The Mayor stated the Township will continue to try and resolve these issues. Mr. Slober of 93 Arrow Head Road said nothing has been done since the last meeting. Mayor Gimbel explained things take time but they will follow the process to get them done. Mrs. Beale who owns trailer at 42 Indian Ann Trail complained about the Fawn Lake Village office staff stating they black mail people. Mrs. Lemmon of 34 Indian Ann Trail explained that about one year ago her and her husband wanted to sell their mobile home and the manager Eileen told them they did not own the ground so if they sold the home it could be moved to another lot. Then they were told their buyer probably wouldn't pass the credit check. Mrs. Lemmon said they were told to take down the for sale sign and the office made it very hard for them to sell. Mr. Heinold explained the committee cannot give legal counsel with respect to their rights on those issues but they can address what's required under the code. Mr. Heinold explained there are a number of ordinances in place that the government has control over. Mrs. Bakely of 25 Indian Ann Trail complained about trees that fell on her trailer and other trees that need to be

taken down and the park refuses to take them down. A resident at 211 Indian Ann Trail also complained that he had to take down a tree at his expense. Mrs. Mague of 277 Arrow Head Trail wanted to know what they are doing about the huge pile of leaves and debris and trash. She said she just complained on Monday to the office and was told there is a fence. She said it use to be a nice field now it is filled with junk. Another resident said they have the same thing at the end of Indian Ann Trail and after the last storm her husband helped clean up because it was all over the road and they could not get out of their driveways. Mr. Parks asked if they would be protected from retaliation from the park owner and Mr. Heinold stated if they retaliate against you then you would have to file a suit against them. Mr. Parks stated he has a 40 minute tape, wherein, it says anyone who went to the Rent Control Board would be liable for speaking up. It also states Mr. Parks is putting his community in distress by going to the Rent Control Board and Township. Mayor Gimbel again said the Township is aware of the problems and is going to do whatever they can within the Township's jurisdiction. The Administrator suggested maybe all the residents put up \$20 and hire an attorney for a class action suit against the park if they retaliate against the residents for coming forth with their complaints. Mr. Parks also complained about the smoke from his neighbors wood stove coming into his home and making him sick. Mayor Gimbel suggested the people go to the next Rent Control Board meeting on January 20th and voice their concerns. Another resident complained that the office management doesn't do anything when they receive complaints and she is going to be sending another letter soon because her neighbor harasses her. There being no further comments from the public, Mayor Gimbel closed the meeting to the public.

PROCLAMATION:

Mayor Gimbel read the attached Proclamation (Radon Month) into the minutes.

ITEMS FOR DISCUSSION AND POSSIBLE OFFICAL ACTION;

On motion of Committeeman DiCroce, seconded by Committeeman Mozitis, the December 1, 2015 Regular session and Executive session minutes were approved as submitted. A roll call vote showed all members present voting yes except for Committeeman Cooney who abstained.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, the renewal of the Registrar's Software Maintenance Contract was approved with Munidex, Inc. at a cost of \$303 per year (\$242.40 per year with a 20% discount). The Mayor and Township Administrator shall be authorized to expedite all related documents. A roll call vote showed all members present voting yes.

On motion of Committeeman DiCroce, seconded by Committeeman Cooney, it was moved to appoint M & R Wildlife Removal, Inc. as our Certified Animal Control Officer and award their contract for these services as per the fee schedule submitted for the year ending December 31, 2016. The Mayor and Township Administrator shall be authorized to expedite all related documents. A roll call vote showed all members present voting yes.

On motion of Committeeman Cooney, seconded by Committeeman DiCroce, it was moved to award a contract to Edmunds & Associates for 2016 software and hardware support at a cost of \$6,025. Finance Department \$2,639 and Tax Department \$3,386. A roll call vote showed all members present voting yes.

The Administrator informed the Committee they did receive a copy of the BURLCO JIF's 2015 State of the Fund Report for their review this at the JIF March meeting.

The Administrator reported that New Jersey ABC Special Affairs Permit was approved by the State of New Jersey to the Trenton Diocesan Council St. Vincent to hold a fund raising event at the Valenzano Winery on January 19, 2016 from 5 to 11 p.m.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, it was moved to remove the interest charge on delinquent tax payment for block 5.07 lot 6 for Paul Sacca of 18 Cragmoor Drive in the amount of \$20.14. A roll call vote showed all members present voting yes.

RESOLUTIONS:

On motion of Committeeman Cooney, seconded by Committeeman DiCroce, the attached Resolution 2016R-20 to appoint John Holroyd as Electrical Inspector for a period of a 4 year term beginning December 28, 2015 was approved. A roll call vote showed all members present voting yes.

Mr. Heinold explained that the next 4 resolutions 21 thru 24 are the four separate areas in the Township designated for redevelopment and rehabilitation which are statutory terms under N.J.S.A. 40A:12A-1 Local Redevelopment and Housing Law. The Township appointed Taylor Design Group to provide planner's reports to review the areas as to whether they met statutory criteria for redevelopment and rehab areas. All of the areas that the Township asked them to investigate qualified except for a portion of the Oak Shade Road north section and that is the side where the Wawa and Oak Shade Nursery are located. Those did not meet the criteria. The resolutions are the final step to designate the areas for redevelopment and rehabilitation and this redevelopment process shall be a non-condemnation process.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, it was moved to approve Resolution 2016R-21 designating certain properties in the Township, known as the "Route 206" properties, as an area in need of redevelopment and an area in need of rehabilitation within the meaning and intendment of the New Jersey Local Redevelopment and Housing Law (N.J.S.A.40A:12A-1 Et Seq.) and providing that this redevelopment process shall be a non-condemnation process. A roll call vote showed all members present voting yes except Committeeman Mozitis who voted no.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, it was moved to approve Resolution 2016R-22 designating certain properties in the Township known

as the "Industrial Park" properties as an area in need of redevelopment and an area in need of rehabilitation within the meaning and intendment of the New Jersey Local Redevelopment and Housing Law (N.J.S.A.40A:12A Et Seq.) and proving that this redevelopment process shall be a non-condemnation process. A roll call vote showed all members present voting yes except Committeeman Mozitis who abstained.

On motion of Committeeman Gray, seconded by Committeeman Cooney, it was moved to approve Resolution 2016R-23 designating certain properties in the Township known as the "Oak Shade Road-North" properties as an area in need of redevelopment and an area in need of rehabilitation within the meaning and intendment of the New Jersey Local Redevelopment and Housing Law (N.J.S.A.40A:12A Et Seq.) and proving that this redevelopment process shall be a non-condemnation process. A roll call vote showed all members present voting yes except for Committeemen DiCroce and Mozitis abstaining.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, it was moved to approve Resolution 2016R-24 designating certain properties in the Township known as the "Oak Shade Road-South" properties as an area in need of redevelopment and an area in need of rehabilitation within the meaning and intendment of the New Jersey Local Redevelopment and Housing Law (N.J.S.A.40A:12A-1 Et Seq.) and proving that this redevelopment process shall be a non-condemnation process. A roll call vote showed all members present voting yes except for Committeeman Mozitis who voted no.

The Administrator explained Fawn Lake Village Mobile Home Park's license is up for renewal and due to complaints from the residents of the park and discussions with the Rent Control Board the Committee will grant a 30 day extension to the license which should give the park owner ample time to address the issues that have been raised and also meet with the Rent Control Board and they will report back to the Township Committee with findings and recommendations prior to any other approvals or extension of their license.

On motion of Committeeman DiCroce, seconded by Committeeman Mozitis, it was moved to approve Resolution 2016R-25 granting a 30 day extension to license for the operation of Fawn Lake Village. A roll call vote showed all members present voting yes except for Committeeman Gray who voted no.

On motion of Committeeman Mozitis, seconded by Committeeman DiCroce, it was moved to approve Resolution 2016R-26 transfer of tax overpayments to the first quarter of 2016. A roll call vote showed all members present voting yes.

On motion of Committeeman DiCroce, seconded by Committeeman Cooney, it was moved to approve Resolution 2016R-27 to appoint members of the CERT team to include all those members that have received training and qualify throughout the year. A roll call vote showed all members present voting yes.

On motion of Committeeman Mozitis, seconded by Committeeman DiCroce, it was moved to approve Resolution 2016R-28 authorizing Change Order number 1 for the 2015 Road Program, Micro-surfacing. A roll call vote showed all members present voting yes.

On motion of Committeeman DiCroce, seconded by Committeeman Mozitis, it was moved to approve Resolution 2016R-29 granting a raffle license to the Knights of Columbus #6520 St. Mary of the Lakes. A roll call vote showed all members present voting yes.

ORDINANCES:

On motion of Committeeman Mozitis, seconded by Committeeman Cooney, it was moved to adopt Ordinance 2016-1 to exceed the municipal budget appropriation limits and to establish a cap bank (N.J.S.A.40A:4-45.14) after first reading. A roll call vote showed all members present voting yes.

On motion of Committeeman DiCroce, seconded by Committeeman Cooney, Ordinance 2016R-2 fixing annual salary ranges of members of the Township Committee and Certain designated officers was approved after first reading. A roll call vote showed all members present voting yes.

APPROVAL OF ATTACHED BILL LIST:

On motion of Committeeman Gray, seconded by Committeeman Cooney, it was moved to approve the attached Bill List. A roll call vote showed all members present voting yes.

REPORTS:

The engineer, Mr. Guzzi, reported Forked Neck Road repaving is complete except for a few punch list items and the park project is on hold until the weather gets better. All the micro-surfacing is complete. The Administrator, in answer to Mayor Gimbel's question about Candle Court, stated it did not settle very well because it was so shaded. She did ask Mr. Guzzi if they could do something in the spring and he said he would take a look at it then.

Mr. Heinold reported the Township closed on December 17, 2015 on the 7 acre Cowperwaite property which the Township hopes to improve for a cemetery. If that doesn't work out they can use it for another use or put it back on the market. They are still working on the closure of the 23 acre parcel since there are a lot of Green Acre administrative requirements that have to be met. He would like to go into executive session to discuss the cell tower. He also would like the Committee to look at the draft ordinance he submitted for the redevelopment and rehab areas adopted since they need an ordinance to govern the tax abatement or pilot process.

The Administrator reported on the following items; the 2013 recycling tonnage grant has been received totaling \$4,239.68, the 2016 waste and landfill disposal rates have increased from \$92.80 per ton to \$94.50 per ton, the 2016 dog licenses are available in the Clerk's office, Burlington County will be sending a new Snow Removal Contract for 2015-2017 effective October 1, 2015 once memorialized by the Board of Freeholders (not received as of 1/5/16), and the Elected Officials Liability Seminar for the JIF is scheduled for Tuesday, March 1st in Easthampton.

Committeeman DiCroce asked how much money would be saved if there was no snow this winter and the Administrator said approximately \$120,000 to \$150,000 would be saved.

BOARD OF HEALTH MEETING AGENDA:

At this time Mayor Gimbel asked for a motion to recess the Township Committee meeting and conduct the Board of Health meeting. **On motion of Committeeman Cooney, seconded by Committeeman Gray, the regular meeting was recessed and the Board of Health meeting took place. A roll call vote showed all members present voting yes.**

The Clerk stated please be advised that proper notice of this meeting has been given in compliance with the Open Public Meeting Act in the following manner. Written notice has been sent to the Burlington County Times and published in the Central Record and posted as required by the Open Public Meeting Act.

The Administrator reported we sold 378 dog licenses last year and licenses are due January 1st of every year. She also reported we will be having our Free Rabies Clinic this year on March 5th from 9 am to Noon at the municipal garage. Also the Township saw 87 dogs and 22 cats at last year's rabies clinic. The County reported 16 rabid animals in Burlington County for 2015. She explained no unsatisfactory reports on our food establishments have been received in the past year and the reports are available on line now.

Mayor Gimbel opened the meeting to the public, there being no comments, he closed the meeting to the public. **On motion of Committeeman DiCroce, seconded by Committeeman Cooney, the Board of Health meeting was adjourned. All present voted yes.**

Mayor Gimbel reconvened the regular meeting and opened it to the public for comment. Elaine Billmeyer had concerns about the redevelopment areas since she read it had to do with low income housing requirements. Mr. Heinold explained that is the local redevelopment and housing law which is a section that has to do with housing and affordable housing, but, this is the other portion of the statute which has to do with commercial retable's, essentially trying to spur investment and growth at the commercial and industrial ratable base, so it helps the overall tax base. No zoning or uses are being changed in the areas. He stated many towns across New Jersey have adopted these provisions to attract and retain business investment. It gives financial tax incentives to the business owners who invest in these properties. Mr. Parks asked who owns Fawn Lake Village and the Administrator said it is public record that Mr. Knapp owns it. **Mr. Parks stated he wants it on record that he came to the Committee about the integrity of Fawn Lake Village and Shamong**

Township. Mayor Gimbel said it is on record. There being no other comments, Mayor Gimbel closed the meeting to the public.

On motion of Committeeman DiCroce, seconded by Committeeman Gray, it was moved to approve Resolution 2016R-30 to go into executive session for attorney client privilege. A roll call vote showed all members present voting yes.

The Committee returned to regular session and Mr. Heinold stated they discussed the ongoing efforts for a cell tower in town and some legal issues associated with Fawn Lake Park. There is no formal action being taken at this time.

There being no further business, **on motion of Committeeman Cooney, seconded by Committeeman Gray, the meeting was adjourned.**

Attest:

Susan D. Onorato
Municipal Clerk