

Shamong, NJ 08088

April 26, 2016

The Shamong Township Committee held a Committee Meeting on the above date at the Municipal Building.

Mayor Gimbel called the meeting to order at approximately 7:30 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	A
Noted)	Mr. Timothy Gimbel	P
	Mr. Sean Gray	P (7:33)
	Mr. Martin Mozitis	P

**PUBLIC COMMENT:**

Mayor Gimbel opened the meeting to the public at which time Mr. Zehnder of the Rent Control Board reported Fawn Lake Mobile Park representatives attended their meeting last week and did bring an engineering report, along with evidence they did install a generator, and a one sentence line from a contractor who intends to do the septic repair work. The board found the report was lacking in terms of an actual action plan as that is what we have been asking for all along for the last 91 days. Their engineer claims that they still need to do soil borings, survey the fields, do design work, etc. to do the replacement work. Their report in summary revealed eight fields in priority as high to low. Their priority fields were based on pumping records from septic and a visual inspection of a pumped out tank at each location. They feel these fields need to be reconstructed because they are no longer draining properly. One resident whose field is categorized as a medium said when the ejector pump comes on fluid actually shoots up in the back yard so she felt that was not the definition of a medium priority and the board agreed. Mr. Bond explained she said whenever the people in her court do wash or flush the toilet you can see it come up from the ground, but their engineer categorized it as a medium. Mayor Gimbel said he hopes the residents are contacting the Burlington County Board of Health and reporting these matters. Mr. Zehnder said the residents were told to keep a paper trail because they are important to look back on. Mr. Zehnder stated the board expressed extreme frustration and disappointment with what was presented to them because, again, they did not have any actual dates and what was presented to them was a letterhead of a contractor with no license number or official work to be done or when. Now, this week, the board received a letter from the applicant's attorney proposing a construction schedule which states this work cannot be completed until March 2017. Mr. Zehnder said they have checked with other parks and this type of work can be done within 90 to 120 days so they feel this proposal is very unreasonable. Mr. Bond said he has stopped by the office on different days at different times and can never find anyone there.

He was told there are no set hours, she shows up and leaves when she wants to. There is still no evidence that the electrical problem in the laundry building has been fixed. The Administrator stated after the Rent Control Board meeting Mr. Kapp came to see her and said he was shocked that he was attacked at that meeting and he had no knowledge of the 90 day notice. She explained to him that she mailed a certified letter to his management company and himself that was received by him and it stated what had to be done. And, he was at a meeting under oath where it was discussed so, she didn't understand why he was shocked on these issues. Mr. Bond said after the meeting their attorney wanted all the board members names and correct spelling because she felt the board was a little rough on her client. The Administrator explained that the park needs to apply to the State for their permit not the County. Mr. Zehnder feels the board should not keep extending them time because they really have the attitude at the meetings its business as usual. Mayor Gimbel stated he would like to talk to the Rent Control Board attorney, Mr. Hagerty, before any decisions are made at this time. Mr. Bond stated he was told by a resident of the park there was an agreement in 2004 when Robert Gardner sold the park to Mr. Kapp that he had until 2015 to get the septic systems repaired. The Committee stated they would have no way of knowing that but Mr. Gardner might have information. Mayor Gimbel thanked the members of the Rent Control Board for coming to the meeting and updating the Township Committee on the situation. There being no further business, Mayor Gimbel closed the meeting to the public.

#### **ITEMS FOR DISCUSSION AND POSSIBLE OFFICIAL ACTION:**

**On motion of Committeeman Cooney, seconded by Committeeman Gimbel, the March 22, 2016 Regular session minutes were approved as submitted. A roll call vote showed Committeemen Cooney and Gimbel voting yes, Committeemen Mozitis and Gray abstaining, and Committeeman DiCroce absent.**

The Administrator reported there are now 27 vacant homes in foreclosure in our Township and the Township will be putting the mortgage companies on notice that they must register these vacant homes at a cost of \$500 for the first year. To date the township has collected \$2500 in fee registration on 5 vacant homes.

The Administrator reported that the network upgrade is complete and came in under budget at about \$60.00.

The Administrator reported she and John Lyons, OEM Coordinator attended a meeting last week with FEMA in regards to the January 23-24, 2016 snow storm. Mrs. Onorato stated, we were asked to identify a 48 hour window of expenses related to clearing the roadways of snow and related costs. They are not going to cover all costs for the entire storm but they are allowing us to cover prep work that was done 3 hours before the storm so it works out fine. Approximately \$60,000 is being submitted for their review and supposedly we will get reimbursed up to 75% which would be about \$44,000.

The Administrator explained there were 3 raccoon rabies cases reported by the County this quarter.

## **RESOLUTIONS:**

**On motion of Committeeman Mozitis, seconded by Committeeman Cooney, it was moved to approve the attached Resolution 2016R-47 Designating Investor's Bank as depository for funds of the Township accounts: Payroll, Unemployment Trust, STASA, Recreational, Multi-escrow, Animal Control, Open Space and Tax Lien Redemption and Resolution 2016R-48 Designating Investor's Bank as depository for funds of the Township accounts: General and Capital. A roll call vote showed all members present voting yes.**

## **REPORTS:**

The Administrator reported that the Construction Code Official is out on medical leave since he had a triple by-pass last week. She said he is doing well and will be back as soon as possible, meanwhile, John Holroyd, who has all his certifications, is filling in for him. The Administrator explained the building office to date has 83 permits issues compared to 2015 where they had 57. She said there has also been an increase in variances for the JLUB. She reviewed the CFO's report and said the Court report showed a profit of \$22. Mr. Abrams was awarded the contract to farm the Township owned land block 18, lot 19, 7.4 acres on Willow Grove Road. The bid amount was \$500 and he was the only bidder.

Mayor Gimbel asked if she heard any more about the trash collection situation and she said no, other than getting a few phone calls stating that Garden State Removal's phone number was not in service.

Mayor Gimbel opened the meeting to the public for comments, seeing none; he closed the meeting to the public.

Mayor Gimbel convened the regular meeting and **on motion of Committeeman Gray, seconded by Committeeman Cooney, Resolution 2016R-49 to go into executive session for contract negotiation was approved. A roll call vote showed all members present voting yes.**

The meeting was reconvened and the Administrator reported they received three quotes from Addison Bradley, Land Planner for Shamong, for block 18 lot 19, the site for the proposed cemetery and the low bid went to RGA Cultural Resource Consultants for \$7,825 and they are to conduct a cultural resource study on said property as per specs submitted and reviewed tonight. **On motion of Committeeman Gray, seconded by Committeeman Cooney it was moved to approve RGA Cultural Resource Consultants to do the work. A roll call vote showed all members present voting yes.**

**On motion of Committeeman Gray, seconded by Committeeman Mozitis, the meeting was adjourned with all members present voting yes.**

Attest:

Susan D. Onorato  
Municipal Clerk