

STILLWATER TOWNSHIP COMMITTEE MEETING

MINUTES

July 21, 2015

Regular Meeting

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor Scott at 7 p.m. noting the meeting date, time and place were duly published in the New Jersey Herald and posted at the Town Hall and advised those present that this meeting was being held in compliance with provisions of P.L. 1975, Chapter 231, Sections 4 & 13.

Roll Call was taken and the flag was saluted.

PRESENT: Deputy Mayor Fisher, Committeewoman Chamblings, Committeeman Gross, Committeewoman Straway, Mayor Scott, Municipal Clerk Lynda Knott, Township Attorney Richard Stein. Ms. Chamblings arrived at 7:03 p.m.

Regular Session:

CONSENT AGENDA:

ALL MATTERS LISTED BELOW ARE CONSIDERED ROUTINE IN NATURE AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THE ITEMS. IF ANY DISCUSSION IS DESIRED, THAT PARTICULAR ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY ON THE REGULAR AGENDA.

RESOLUTIONS:

2015-083 Appointing Dawn Tighe as Alternate Deputy Registrar

2015-084 Appointing Louis Zack as Solid Waste Cashier

2015-085 Renewal of Liquor License for The Boat House at Swartswood LLC

MINUTES: June 16, 2015

REPORTS: Building Department Report – June 2015

Mr. Fisher made a **motion** to approve the Consent Agenda, seconded by Mrs. Straway.

Roll Call Vote: Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

RESOLUTION 2015-086

Bills List #12: \$819,421.36

Resolution 2015-086: Payment of Bills

Mr. Fisher made a **motion** to approve Bill List #12, Resolution 2015-086, seconded by Mrs. Straway.

Roll Call Vote: Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

Report from Swartswood Lakes and Watershed Association: Margaret Emmetts, President

Mrs. Emmetts provided a lengthy background on correspondence sent to the NJDEP from the association. She provided a copy of a cover letter and attached report. She spoke of the disconnect between the Office of Natural Lands Management and the association and the deviations from the implementation of the lake management program to reduce biomass, putting the restoration and future water quality of the lake in jeopardy. She asked the Township Committee for their support for the letter that was sent from the association to Bob Martin, Commissioner, NJDEP regarding the Swartswood Lake Management program, its proper implementation and corrective action for its successful continuance. Four points of importance in the attached report are as follows:

- Aligning all within NJDEP with the Swartswood Lake management program
- Designation of a functioning NJDEP Lake Management advocate, or champion
- Restoration of a transparency partnership
- Development of credible data and interpretation, and coordinated decision making

Mayor Scott directed the Clerk to draft a letter to Lt. Governor Kim Guadagno asking her to review the matter.

Mrs. Straway suggested copying Senator Oroho and John Galandak, President of Commerce and Industry. She also suggested having the Clerk placing a follow-up call.

Open Public Session:

At this point, this portion of the meeting was opened to the public.

Ed Szabo, 978 Route 521 supported the statements provided by Mrs. Emmetts. Mr. Szabo offered any information he has on the matter to the Committee and asked for their help.

Ian Blanchard, referred to proposed Ordinance 2015-008. He was in favor of the ordinance and suggested amending it to include a stipulation requiring fuel oil tanks to be emptied on vacant properties, incentivized by lower or waived fees for those who comply.

Mayor Scott thought there may be such a requirement in place and he would follow up with the Zoning Officer.

Jackie Espinosa, JCP&L, 56 Hampton House Road indicated she would provide a copy of critical care customers in Stillwater to the Clerk. She reminded the Committee to report street light outages.

There being no further members of the public wishing to speak, this portion of the meeting was closed.

Committee Reports:

Mr. Gross: Zoning Board meeting for July 27th has been cancelled. Mr. Gross reported vehicles have been parking on the grass too close to the Veteran's Memorial and Mr. Sylvester would like to install a white chain link fence around the memorial to protect the area. A portion of the funding will come from the Memorial Day service budget; with the remainder possibly from buildings and grounds and/or recreation. Mr. Gross will obtain quotes for the next meeting.

The Stillwater Fire Department monthly report was submitted.

Mr. Fisher: Stillwater Day was a success. Garage sale day had 67 map participants. Mr. Fisher thanked Recreation Commission member Dawn Delaney for creating the map.

Feenstra property: Mr. Fisher and Mr. Vreeland feel the situation can be resolved by installing a catch basin and berm. Mr. Vreeland will obtain pricing.

Recycling Driveway: Mr. Vreeland is waiting for pricing to repair the entrance driveway to the Recycling Center. Wires at the center that were knocked down will be repaired. Louis Zak will be hired as the cashier at the center, formalized at the meeting tonight.

Stillwater/Middleville Road parking: – Mr. Vreeland visited the site that is generating parking complaints and he will submit a report on his inspection.

Dead tree at Veteran's Memorial Park (VMP): Mr. Hendershot is obtaining quotes for the removal of the tree.

Mrs. Chamings: Planning Board July meeting was cancelled. Environmental Commission met and Mrs. Emmetts provided her presentation regarding the issues with the lake management program at Swartwood Lake. Individuals were acknowledged for their assistance with the recycling shed. Threatened and endangered species sightings were reported. Members were scheduled to meet at VMP on July 17th to walk the passive side trail to determine improvements that are needed.

Mayor Scott: Mr. Hendershot made a recommendation to hire a full-time laborer and the CFO has confirmed funding is available. The employee would cover the Recycling Center on the weekend and spend the remaining time with the DPW. The Committee agreed an additional employee is necessary for vacation coverage, road work, overseeing the Recycling Center, and providing assistance where needed. The paver is not working and the DPW is reaching out to other municipalities to borrow one until it is repaired or replaced. The DPW graded in front of the Squad Building and is trimming the roadsides.

Following a discussion, Mayor Scott made a **motion** to advertise for the DPW position, seconded by Mrs. Straway.

Roll Call Vote: Ms. Chamings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

OLD BUSINESS

ORDINANCE 2015-008

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF STILLWATER BY THE ADDITION OF A NEW CHAPTER TO BE ENTITLED "VACANT AND ABANDONED PROPERTIES" PROVIDING FOR REGISTRATION OF VACANT AND ABANDONED PROPERTIES, CREDITOR RESPONSIBILITIES AND MUNICIPAL POWERS TO REHABILITATE (Public Hearing/Adoption)

STILLWATER TOWNSHIP ORDINANCE
ORDINANCE #2015-008
AN ORDINANCE AMENDING THE CODE OF THE
TOWNSHIP OF STILLWATER BY THE ADDITION OF A
NEW CHAPTER TO BE ENTITLED "VACANT AND ABANDONED
PROPERTIES" PROVIDING FOR REGISTRATION OF VACANT
AND ABANDONED PROPERTIES, CREDITOR RESPONSIBILITIES
AND MUNICIPAL POWERS TO REHABILITATE

BE IT ORDAINED, by the Township Committee of the Township of Stillwater, Sussex County, New Jersey, that a new chapter of the Code of the Township of Stillwater to be entitled "Vacant and Abandoned Properties" be adopted as follows:

ARTICLE I - Registration of Vacant Properties

SECTION 1 - DEFINITIONS

As used in this section, the following terms shall have the meanings indicated:

ABANDONED PROPERTY-

As defined in accordance with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., shall mean the following:

- (1) Except as provided in Section 6 of P.L. 2003, c. 210 (N.J.S.A. 55:19-83), any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the Construction Official that:
 - (a) The property is in need of rehabilitation in the reasonable judgment of the Construction Official, and no rehabilitation has taken place during that six-month period;
 - (b) Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months as of the date of a determination by the Construction Official pursuant to this section;
 - (c) At least one installment of property tax remains unpaid and delinquent on that property in accordance with Chapter 4 of Title 54 of the Revised Statutes (see N.J.S.A. 54:4-1 et seq.) as of the date of a determination by the Construction Official pursuant to this section; or
 - (d) The property has been determined to be a nuisance by the Construction Official in accordance with Section 5 of P.L. 2003, c. 210 (N.J.S.A. 55:19-82).
- (2) A property which contains both residential and non-residential space may be considered abandoned pursuant to P.L. 2003, c. 210 (N.J.S.A. 55:19-78 et seq.) so long as two-thirds or more of the total net square footage of the building was previously legally occupied as residential space and none of the residential space has been legally occupied for at least six months at the time of the determination of abandonment by the Construction Official and the property meets the criteria of either Subsection (1)(a) or Subsection (1)(d) of this Subsection 8.1.

EVIDENCE OF VACANCY-

- (1) Any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is or has been vacant for three or more months. Such evidence would include, but is not limited to, evidence of the existence of two or more of the following conditions at a property: overgrown or dead vegetation; accumulation of newspapers, circulars, flyers or mail; past-due utility notices or disconnected utilities; accumulation of trash, junk or debris; the absence of window coverings such as curtains, blinds or shutters; the absence of furnishings or personal items consistent with residential habitation; statements by neighbors, delivery agents, or government employees that the property is vacant or abandoned; infestation by insects, vermin, rats or other pests; windows or entrances that are boarded up or closed off; multiple window panes that are damaged, broken or unrepaired; doors that are smashed, broken, unhinged or continuously unlocked; or any uncorrected violation of a municipal building, housing or similar code during the preceding year.
- (2) Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., shall also be deemed to be vacant property for the purposes of this section.

OWNER-

Shall include the title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of C.46:10B-51 (P.L. 2008, c. 127, § 17), or any other entity determined by the Township of Stillwater to act with respect to the property.

SEASONAL RESIDENCES-

Seasonal residences shall be those residences in the Township of Stillwater which may only be lawfully occupied on a limited single basis and not on a year round basis. For seasonal properties, the properties shall not be considered abandoned or vacant for purposes of this ordinance unless said residence is abandoned or vacant during the period of time when it may be lawfully seasonably occupied.

VACANT PROPERTY-

Any building used or to be used as a residence which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased for a period of at least three months, and any commercial property that has not been legally occupied or at which substantially all lawful construction operations have ceased for a period of at least three months, and which exhibits evidence of vacancy such that a reasonable person would believe that the property is vacant. Any property that contains all building systems in working order, is being maintained on a regular basis, has not been cited by the Township for any violation of municipal ordinance within such time and is being actively marketed by its owner for sale or rental shall not be deemed vacant.

SECTION 2 - GENERAL REQUIREMENTS.

- (1) The owner of any vacant property as defined herein shall, within 30 days after the building becomes vacant property or within 30 days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the Township of Stillwater on forms provided by the Township of Stillwater for such purposes. The registration shall remain valid until the end of the calendar year. The owner shall be required to renew the registration annually, no later than January 31, as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in Subsection 5.4 of this section for each vacant property registered. The initial and renewal fees shall be prorated and or credited accordingly upon legal occupancy.
- (2) Any owner of any building that meets the definition of "vacant property" prior to adoption date shall file a registration statement for that property on or before adoption date plus 60 days. The registration statement shall include the information required under Subsection 5.3 of this section, as well as any additional information that the Construction Official may reasonably require.
- (3) The owner shall notify the Township of Stillwater within 30 days of any change in the registration information by filing an amended registration statement on a form provided by the Township of Stillwater for such purpose.
- (4) The registration statement shall be deemed prima facie proof of the statement therein contained in any administrative enforcement proceeding or court proceeding instituted by the Township of Stillwater against the owner or owners of the building.

SECTION 3 - REGISTRATION STATEMENT REQUIREMENTS; PROPERTY INSPECTION

- (1) After filing a registration statement or a renewal of a registration statement, the owner of any vacant property shall provide access to the Township of Stillwater Construction Official if requested, following reasonable notice, during the period covered by the initial registration or any subsequent renewal. If an inspection is required of the interior of the property due to complaints or other cause, the fee for such inspection shall be the same as that for a Continued Certificate of Occupancy inspection as provided in the applicable provisions of the Code of the Township of Stillwater.
- (2) The registration statement shall include the name, street address, and telephone number of a natural person 21 years of age or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding, on behalf of such owner or owners in connection with the enforcement of any applicable code. The designated agent must have a contact number that will be available 24 hours per day on an emergency basis. The statement shall also include the name of the person responsible for maintaining and securing the property, if different from the designated agent.
- (3) An owner who is a natural person and who meets the requirements of this section as to availability of a contact number on a twenty-four-hour emergency basis may designate himself or herself as agent.

- (4) By designating an authorized agent under the provisions of this section, the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purpose of this section until the owner notifies the Township of Stillwater of a change of the authorized agent or until the owner files a new annual registration statement. The designation of an authorized agent in no way releases the owner from any requirement of this section.

SECTION 4 - FEE SCHEDULE.

The initial registration fee for each building shall be \$250. The fee for the first renewal is \$500. The fee for any subsequent renewal is \$1,000. After five years, the registration fee shall be \$5,000. Initial fee shall be prorated according to the month of registration and renewal fees shall be credited when a property becomes legally occupied during a renewal period.

Vacant and Abandoned Property Registration Fee Schedule

Registration	Fee
Initial registration	\$250
First renewal	\$500
Any subsequent renewal up to five years	\$1,000
After five years	\$5,000

SECTION 5 - REQUIREMENTS FOR OWNERS OF VACANT AND ABANDONED PROPERTY.

The owner of any building that has become vacant and abandoned property, and any person maintaining, operating or collecting rent for any such building that has become vacant, shall, immediately:

- (1) Post a sign affixed to the inside of the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated pursuant to Subsection 5.3 of this section), and the person responsible for the day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 15 inches by 17 inches; and
- (2) Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Code of the Township of Stillwater and maintain the sign required in Subsection 5.5(1) above until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete; and
- (3) Make provision for the maintenance of the lawn and yard, including regular grass cutting as required by the applicable provisions of the Code of the Township of Stillwater; and;
- (4) Make provision for the cessation of the delivery of mail, newspapers and circulars to the property, including having the property listed on the exclusion list maintained by the Township of Stillwater for the delivery of circulars and advertisements to the property; and
- (5) Make provision for the winterizing of the property by the cessation of water service to the property and the draining of water lines; other than buildings with a fire sprinkler system, and
- (6) Make provision for the cessation of electric or gas utility services to the property; other than buildings with a fire sprinkler system, and
- (7) Make provision for the regular maintenance of the exterior of the property.

SECTION 6 - ADMINISTRATION.

The Township of Stillwater Mayor and Council shall issue rules and regulations for the administration of the provisions of this section.

SECTION 7 - VIOLATIONS AND PENALTIES.

- (1) Any owner who is not in full compliance with this section or who otherwise violates any provision of this section or of the rules and regulations issued hereunder shall be subject to a fine of not less than \$500 and not more than \$1,000 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this section shall be recoverable from the owner and shall be a lien on the property.
- (2) For purposes of this section, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of Subsection 5 of

this section, or such other matters as may be established by the rules and regulations of the Township of Stillwater shall be deemed to be a violation of this section.

SECTION 8 - COMPLIANCE WITH OTHER PROVISIONS.

Nothing in this section is intended to nor shall be read to conflict or prevent the Township of Stillwater from taking action against buildings found to be unfit for human habitation or unsafe structures as provided in applicable provisions of the Code of the Township of Stillwater and/or the Uniform Construction Code. Further, any action taken under any such code provision other than the demolition of a structure shall not relieve an owner from its obligations under this section.

ARTICLE II - RESPONSIBILITIES OF CREDITORS

SECTION 9 - RESPONSIBILITIES OF CREDITORS, VIOLATIONS AND FINES

- (1) Pursuant to the provisions of N.J.S.A. 40:48-2.12s, the creditor filing the summons and complaint in an action to foreclose shall be responsible for the care, maintenance, security, and upkeep of the exterior of the vacant and abandoned residential property. This obligation applies whether the determination that the property is vacant and abandoned is made by the public officer pursuant to Chapter 303 "Property Maintenance", Chapter 134 "Buildings, Unfit", N.J.S.A. 2A:50-73, or otherwise.
- (2) If the creditor is located out-of-State, the creditor shall be responsible for appointing an in-State representative or agent to act for the foreclosing creditor.
- (3) An out-of-State creditor shall include the full name and contact information of the in-State representative or agent in the notice required to be provided to the municipal clerk pursuant to N.J.S.A. 46:10B-51(a)(1).
- (4) An out-of-State creditor found by the municipal court, or by any other court of competent jurisdiction, to be in violation of any provision of this Article shall be subject to a fine of \$2,500.00 for each day of the violation, commencing on the day after the ten (10) day period set forth in N.J.S.A. 46:10B-51(a)(1) for providing notice to the municipal clerk that a summons and complaint in an action to foreclose has been served.
- (5) A public officer appointed pursuant to N.J.S.A. 40:48-2.3 et seq., or any enforcement officer described in this chapter, shall be authorized to issue a notice to the creditor filing the summons and complaint in an action to foreclose, if the public officer or enforcement officer determines that the creditor has violated this chapter by failing to provide for the care, maintenance, security, and upkeep of the exterior of the property. The notice shall require the person or entity to correct the violation within thirty (30) days of receipt of the notice, or within ten (10) days of receipt of the notice if the violation presents an imminent threat to public health and safety. The issuance of this notice shall constitute proof that a property is "vacant and abandoned" for purposes of N.J.S.A. 2A:50-73.
- (6) A creditor found by the municipal court, or by any other court of competent jurisdiction, to be in violation of the requirement to correct a care, maintenance, security, or upkeep violation cited in a notice issued pursuant to §9(1) shall be subject to a fine of \$1,500 for each day of the violation commencing thirty one (31) days following receipt of the notice, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence eleven (11) days following receipt of the notice.

ARTICLE III - MUNICIPAL POWERS TO REHABILITATE ABANDONED PROPERTIES

SECTION 10 - MUNICIPAL POWERS TO REHABILITATE ABANDONED PROPERTY.

The Township of Stillwater hereby grants to itself all such powers granted to municipalities by the State of New Jersey for the rehabilitation of abandoned property. Such powers are set forth, inter alia, in the "Abandoned Properties Rehabilitation Act" (N.J.S.A. 55:19-78 et seq.) and in applicable portions of the "New Jersey Urban Development Corporation Act" (N.J.S.A. 55- 19-1 through -77). These state statutory powers are collectively referred to herein as the "enabling statutes."

SECTION 11 - PUBLIC OFFICER.

The Public Officer, as defined in N.J.S.A. 55:19-80, who is responsible for executing the provisions of this chapter for the rehabilitation of abandoned property, shall be designated by resolution of the Township Council.

SECTION 12 - ABANDONED PROPERTY.

The Public Officer shall designate a property as an "abandoned property" if said property meets the criteria set forth in N.J.S.A. 55:19-81 (abandoned property criteria) and/or N.J.S.A. 55:19-82 (nuisance property criteria). The Public Officer's designation is limited by the provisions of N.J.S.A. 55:19-83.

SECTION 13 - ABANDONED PROPERTY LIST.

The Public Officer shall establish an Abandoned Property List pursuant to N.J.S.A. 55:19-55. An interested party (as that term is defined in N.J.S.A. 55:19-105a) may request that the Public Officer include a property on the Abandoned Property List, pursuant to N.J.S.A. 55:19-105.

SECTION 14 - RIGHTS OF OWNER OF ABANDONED PROPERTIES.

The owner of a property on the Abandoned Property List has such rights designated to said owner by the enabling statutes. Such powers include but are not limited to:

- (1) Challenging the inclusion of a property on the Abandoned Property List, pursuant to N.J.S.A. 55:19-55e;
- (2) Seeking removal from said list, pursuant to N.J.S.A. 55:19-57 and 55:19-103;
- (3) Petitioning for reinstatement of control and possession, pursuant to N.J.S.A. 55:19-92 et seq.;

SECTION 15 - MUNICIPAL POWERS.

Township of Stillwater has such powers and rights regarding abandoned properties as set forth in the enabling statutes. Such powers include but are not limited to:

- (1) Sale of tax lien, pursuant to N.J.S.A. 55:19-56;
- (2) Special tax sales, pursuant to N.J.S.A. 55:19-101;
- (3) Foreclosing the right to redemption, pursuant to N.J.S.A. 55:19-58;
- (4) Recourse directly against property owner, pursuant to N.J.S.A. 55:19-100;
- (5) Possession and control of property, pursuant to N.J.S.A. 55:19-84 to 55:19-92 et seq.;
- (6) Rehabilitation and reuse of property, while in possession and control, pursuant to N.J.S.A. 55:19-90;
- (7) Borrowing money and making applications for rehabilitation of property, while in possession and control, pursuant to N.J.S.A. 55:19-91;
- (8) Sale of property, pursuant to N.J.S.A. 55:19-96;
- (9) Purchase of property, pursuant to N.J.S.A. 55:19-96;
- (10) Recover rehabilitation costs by lien on property, pursuant to N.J.S.A. 55:19-98;
- (11) Clearance, development, redevelopment or repair of property through power of eminent domain, pursuant to N.J.S.A. 55:19-56, 55:19-102.

SECTION 16 - RIGHTS OF UTILITIES.

Electric and natural gas utilities are granted such rights to abandoned properties as are set forth in N.J.S.A. 55:19-106.

SECTION 17 - INTERPRETATION.

All references in this chapter to state statutes include reference to all amendments thereto. References to particular sections of the enabling statutes are for ease of reference, but may not be exhaustive and are not meant to be exclusive of other applicable statutory provisions contained in the enabling statutes or elsewhere in the New Jersey statutes.

SECTION 18.

All ordinances or parts of ordinances of the Township of Stillwater inconsistent herewith are repealed to the extent of such inconsistency.

SECTION 19.

If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 20.

This law shall take effect immediately upon final passage, approval and publication as required by law.

Mr. Fisher made a **motion** to open the meeting for public comment on Ordinance 2015-08, seconded by Mrs. Straway.

Roll Call Vote: Ms. Chamings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes
There being no public comment the meeting was closed.

Mr. Fisher made a motion to adopt Ordinance 2015-08, seconded by Mrs. Straway.

Roll Call Vote: Ms. Chamings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

NEW BUSINESS

ORDINANCE 2015-009

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF STILLWATER OF ENTITLED “BRUSH, GRASS AND WEEDS” WITH A NEW CHAPTER BEARING THE SAME TITLE (Public Hearing/Adoption – August 18, 2015)

Mr. Fisher made a **motion** to introduce Ordinance 2015-009, seconded by Mr. Gross.

Roll Call Vote: Ms. Chamblings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

RESOLUTION 2015-087

AWARDING CONTRACT FOR MUNICIPAL BUILDING RENOVATIONS – PHASE II - \$160,576

Mr. Fisher made a **motion** to adopt Resolution 2015-087, seconded by Mrs. Straway.

Roll Call Vote: Ms. Chamblings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

RESOLUTION 2015-088

IN SUPPORT OF THE ESTABLISHMENT OF A U.S. DEPARTMENT OF VETERANS AFFAIRS COMMUNITY BASED OUTPATIENT CLINIC IN SUSSEX COUNTY

Mr. Gross made a **motion** to adopt Resolution 2015-088, seconded by Mr. Fisher.

Roll Call Vote: Ms. Chamblings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

RESOLUTION 2015-089

IN SUPPORT FOR JCP&L MONTVILLE-WHIPpany REINFORCEMENT PROJECT

Jackie Espinosa, JCP&L, 56 Hampton House Road provided a presentation on the resolution, explaining the project is in Morris County, is a seven mile transmission line in an existing right-of-way and will support 20 municipalities in Sussex County including Stillwater. It will provide redundancy in the grid, making it stronger.

Mrs. Straway made a **motion** to adopt Resolution 2015-089, seconded by Mr. Gross.

Roll Call Vote: Ms. Chamblings, no, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

Open Public Session:

At this point, this portion of the meeting was opened to the public.

Tammy Richardson, Stillwater Recreation Commission, reported the fair opens July 31 through August 9th and she asked for everyone to visit the municipal display. She suggested Clean Communities funding to address the parking issue at VMP.

There being no further members of the public wishing to speak, this portion of the meeting was closed.

PUBLIC AUCTION OF TOWNSHIP-OWNED EXCESS MOTOR VEHICLES AND EQUIPMENT

Mr. Stein read the terms and conditions of sale and Mayor Scott opened the meeting for bidding on the following:

1. 1996 Ford L-8000 Single Axle Dump Truck with Sander

Mrs. Straway made a **motion** to accept the bid of Justin Francomacaro for \$50.00, seconded by Mr. Fisher.

Roll Call Vote: Ms. Chamblings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

2. 2003 Ford F-250 - 4 x 4 Pick-up Truck with 8 foot snow plow

Mrs. Straway made a **motion** to accept the bid of Justin Francomacaro for \$50.00, seconded by Ms. Chamblings.

Roll Call Vote: Ms. Chamblings, yes, Mr. Fisher, yes, Mr. Gross, yes, Mrs. Straway, yes, Mayor Scott, yes

DISCUSSION ITEMS

Bi-weekly Pay Schedule Issue:

Ms. Mooney, CFO, was present and explained that every 7 to 10 years the calendar year includes a 27th pay cycle where there are normally 26, affecting the pay schedule. The Committee agreed to carry this matter to the next meeting allowing time to discuss the matter with the employees.

Attorney Report:

Mr. Stein reminded the Committee they need to adopt a resolution appointing the individual(s) that will be in charge of enforcing Ordinance 2015-08 regarding vacant and abandoned properties. This item will be added to the next agenda.

Other Items:

Ms. Chamblings asked about the traffic count being conducted on either side of VMP. Ms. Knott will follow up with the County.

Mr. Fisher spoke with Mr. Vreeland about additional access to VMP using the property located behind the Zweig's property.

Mayor Scott asked the public to please report any illegal dumping in the township as it is becoming an issue.

Ms. Knott reported the owner of Swartswood Deli called to apologize about the bears getting into the dumpster. He is trying his best to resolve the matter.

Mrs. Straway asked for a land use board discussion to be added to the next agenda.

There being no further business, Mrs. Straway made a **motion** to adjourn the meeting, seconded by Mayor Scott. In a voice vote, all were in favor.

Respectfully submitted,

Kathy Wunder