

STILLWATER TOWNSHIP COMMITTEE MEETING
MINUTES
December 6, 2016
Regular Meeting

A REGULAR MEETING of the Stillwater Township Committee was called to order by Mayor Fisher 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: Committeeman Morrison, Committeewoman Chammings, Committeeman Scott, Municipal Clerk Lynda Knott, Township Attorney Richard Stein.

ABSENT: Committeeman Gross, Mayor Fisher

EXECUTIVE SESSION:

After the reading of the following Resolution to enter into Executive Session, a **motion** was made by Ms. Chammings, seconded by Mr. Morrison and carried by roll call vote to adopt the resolution permitting the Committee to go into Executive Session at 6:04 p.m.

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Stillwater, in the County of Sussex and State of New Jersey as follows:

1. The public shall be excluded from that portion of this meeting.
2. The general nature of the subject matter to be discussed is as follows: Personnel
3. As nearly as can now be ascertained, the matter or matters to be discussed at this time will be disclosed to the public when such matters are resolved.

There being no further business to attend to, a **motion** was made by Mr. Morrison, seconded by Ms. Chammings to conclude the Executive Session at 6:58 p.m., unanimously carried by roll call vote.

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:

2016-124 Authorizing a Transfer of 2016 Appropriations

2016-125 Refund of Engineering Escrow Funds

2016-126 Mayor's Appointment of Robert C. Pierce Jr. as a Member of the Stillwater Planning Board with Committee Concurrence

REPORTS:

Convenience Center Report – October 2016

Mr. Morrison made a **motion** to approve the Consent Agenda, seconded by Ms. Chammings.

Roll Call Vote: Mr. Morrison, yes, Ms. Chammings, yes, Mr. Scott, yes

MINUTES:

Regular Minutes of November 14, 2016

Ms. Chammings made a **motion** to approve the minutes of November 14, 2016, seconded by Mr. Morrison.

Roll Call Vote: Mr. Morrison, yes, Ms. Chammings, yes, Mr. Scott, abstain

BILLS LIST #18 \$491,876.37

RESOLUTION 2016-127 PAYMENT OF BILLS

Ms. Chamblings made a **motion** to adopt Resolution 2016-127, removing Check# 23269 for separate consideration, seconded by Mr. Morrison.

Roll Call Vote: Mr. Morrison, yes, Ms. Chamblings, yes, Mr. Scott, yes

Mr. Scott made a **motion** to approve Check# 23269, seconded by Mr. Morrison.

Roll Call Vote: Mr. Morrison, yes, Ms. Chamblings, abstain, Mr. Scott, yes

AMENDMENTS TO THE AGENDA: None

Open Public Session:

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

Jackie Espinoza, JCP&L informed the Committee that Stillwater School was awarded the STEM grant for approximately \$980.00.

Ms. Chamblings was concerned about a pole that was placed very close to the road and she asked how she could determine who owned the pole. Ms. Espinoza explained the pole should be tagged with a number which correlates to JCP&L records. It is normally JCP&L or the phone company. Ms. Chamblings would obtain the tag information and address of the property and have Ms. Knott follow-up with Ms. Espinoza.

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

OLD BUSINESS:

Reduction of Speed Limit and/or Signage Preventing Automobile Accidents near 1040 Mt.

Benevolence Road:

This item was tabled to the next meeting.

Tennis Court at Stillwater Park – Restoration:

Ms. Knott indicated Mayor Fisher will report on this item at the next meeting.

Property Donations: Cartabona/Turnof

Ms. Knott reported Mr. Turnof has property in Crandon Lakes and he would like to donate it to the township and receive IRS form 8283 for non-cash charitable contributions in return. The property adjoins a township owned property. Ms. Knott noted there are 28 new township liens as of the tax sale last week. Mr. Cartabona is still interested in donating his parcel to the township as well, and his taxes are paid to date.

Mr. Stein referred to Hopatcong who in the past instituted a program to accept donations of property (small lake properties). Title searches were run and if clear the property would be accepted and an IRS 8283 form was provided in return. Hopatcong also foreclosed on another 400+ properties. Once these properties are removed from the tax rolls the County taxes are no longer required. He noted Green and Stanhope have aggressively foreclosed on tax liens. Cliff Lundin directed the Hopatcong program; Ms. Chamblings will contact him for further information. Mr. Morrison asked for a list of small, unimproved, privately owned properties for his review.

In response to public questioning, Mr. Stein explained under the local public property law, if you have unimproved land that is undersized for zoning purposes you must offer it to adjoining property owners first. In Hopatcong, a list of 25-50 such properties was drafted at a time and public auctions held. Only adjoining property owners could bid on a property and they are noticed prior to an auction being held with all necessary information. Ms. Chamblings noted there is a link on the township website called New Jersey public notices that shows all notices by municipality. The starting bid price is determined by the Tax Assessor. Mr. Morrison was concerned with values being set too high and becoming a deterrent to an interested buyer. Mr. Stein stated if that is the case, the “upset price” comes into play, which is the minimum price set by the municipality for a parcel to be sold and merged into an existing property. Mr. Stein explained the Committee needs to draft a list of properties with assessed values. The Tax Assessor would then conduct a site inspection to determine if the value is accurate or if it should be adjusted.

Recycling Center Staffing:

Ms. Chamblings made a **motion** to advertise for a Recycling Center worker at \$10 per hour, for Saturday and/or Sunday; further discussion to follow regarding current workers, seconded by Mr. Morrison.

Roll Call Vote: Mr. Morrison, yes, Ms. Chamblings, yes, Mr. Scott, yes

Millings:

Mr. Stein reviewed the current NJDEP regulations for millings which allows for them to be reused in a compacted pavement, not just spread on the ground. It is acceptable for millings to be used as bound pavement. Complaints should be referred to the NJDEP and residents provided with the regulations. The NJDEP strongly urges the reusing and recycling of millings according to regulations.

NEW BUSINESS:

Water District #1 Access Agreement for Block 4302, Lot 1:

RESOLUTION 2016-128

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF STILLWATER
AUTHORIZING THE DEPUTY MAYOR AND MUNICIPAL CLERK TO EXECUTE ACCESS
AGREEMENT WITH WATER DISTRICT #1**

WHEREAS, Water District #1 requires a new well and has identified the property located at Block 4302, Lot 1, Stillwater, New Jersey for the new well; and

WHEREAS, Water District #1 is requesting access to Block 4302, Lot 1 for purposes of constructing a test well to determine the suitability of the property for the installation of an actual production well; and

WHEREAS, The Township Committee of the Township of Stillwater is willing to allow access to the property for purposes of construction of a test well under certain terms and conditions; and

THEREFORE, BE IT RESOLVED that the Deputy Mayor and Municipal Clerk are authorized to execute the Access Agreement between Water District #1 and Stillwater Township.

Mr. Morrison made a **motion** to adopt Resolution 2016-128, seconded by Ms. Chamblings.

Roll Call Vote: Mr. Morrison, yes, Ms. Chamblings, yes, Mr. Scott, yes

DISCUSSION ITEMS

Employee Holiday Luncheon – December 15, 2016:

The luncheon will be held at 1 p.m. at the Boathouse. Mr. Scott made a **motion** to donate \$250 toward the cost of the luncheon, seconded by Mr. Morrison.

Roll Call Vote: Mr. Morrison, yes, Ms. Chamblings, yes, Mr. Scott, yes

Attorney Report: No report.

Ms. Chamblings informed the public that Mr. Stein is retiring and this may be his last meeting.

Open Public Session:

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

Ed Szabo, 978 Route 521 commended Mr. Stein and thanked him for his service. The Committee agreed, thanking Mr. Stein and wishing him well in the future.

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

There being no further business, Ms. Chamblings made a **motion** to adjourn the meeting at 7:45 p.m., seconded by Mr. Scott.

Roll Call Vote: Mr. Gross, yes, Mr. Morrison, yes, Mr. Scott, yes

Respectfully submitted,

Kathy Wunder