

March 19, 2007

The Regular Meeting of the Township Committee of The Township of Washington was called to order by Mayor Walsh at 7:30 P.M.

MEMBERS PRESENT: Comm. Short, Tobin, Nedd, Mayor Walsh, Attorney Jansen, Administrator/Clerk Gallets, Recording Secretary Madden

MEMBERS ABSENT: Comm. Cullen

Adequate notice of this meeting was sent to the Observer Tribune and the Morristown Daily Record on January 8, 2007 and was posted on the bulletin board in the Municipal Building on the same date. This meeting is being held at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey. Notices of this meeting were sent, as there were requests.

PLEDGE OF ALLEGIANCE

PRESENTATION – U.S. HOME CORPORATION – PILOT PROGRAM

Attorney Joel Kobert, representing U.S. Homes, stated that there are two issues for consideration regarding the affordable rental housing. The first entails the scaling down of the original plan to reduce costs, such as the omission of originally intended underground parking. The second issue is that the proposed units be contained within one area of the project, with access to the common areas of the project. Barbara Schorr, Vice President, Community Investment Strategies, will work with the township and the developer to manage the proposed units. Ms. Schorr made a presentation to the Township Committee to consider a PILOT program for these affordable income units. Maximum income levels to live within these structures are \$35,460 for one individual and \$40,500 for two people. Ninety percent of these units will offer one bedroom, with proposed rents at \$822 for the single bedroom, and \$981 for the two bedroom units. (These figures have been extrapolated by the State of New Jersey from 2006 HUD median income levels). Under the COAH plan, extra credits are occasionally afforded for rental units. Ms. Schorr's company would be the administrative agent for the units. All units will be constructed at the same time, with two Community Investment Strategies staff members on site. Community Investment Strategies would like to enter into an agreement with the municipality for a payment in lieu of taxes (PILOT) at a ratio of 6.28%, which translates to approximately \$24,000 per year. Based upon the PILOT presented, under the New Jersey Housing and Mortgage Finance Agency statute, the township would be authorized to keep 100% of the revenue collected. Ms. Schorr stated that Washington Township would collect approximately \$450,000 as the payment in lieu of taxes with this program, an increase of greater than \$250,000 over what would have been paid under regular taxation over a fifteen year period. The purpose of the PILOT program is to financially secure the low income housing tax exempt bonds issued by The State of New Jersey for the construction of the units. As rents are restricted, fluctuations prone to conventional taxation would undermine the financial security of the underwriting of the bonds, making it impossible. Attorney Kobert will return to discuss the proposed project, specifically how many units can exist under the Council on Affordable Housing regulations and the anticipated cost related to the construction of an emergency services building.

RO-08-07 – AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY AND PROVIDING FOR THE APPROPRIATION OF \$268,000 FROM THE “OPEN SPACE TRUST FUND” - INTRODUCTION AND FIRST READING

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY AND PROVIDING FOR THE APPROPRIATION OF \$268,000 FROM THE “OPEN SPACE TRUST FUND” be introduced and read by title on first reading by the Township Committee.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY AND PROVIDING FOR THE APPROPRIATION OF \$268,000 FROM THE “OPEN SPACE TRUST FUND” be adopted upon first reading.

BE IT FURTHER RESOLVED that said Ordinance shall be further considered for final passage at a meeting of the Township Committee on April 16, 2007 at 7:30 p.m. at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey at which time and place all persons interested shall be given an opportunity to be heard concerning same.

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BE IT FURTHER RESOLVED that the Clerk be authorized to advertise a summary of said Ordinance in the Observer Tribune according to law.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

RO-09-07 – AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY ESTABLISHING MAXIMUM PENALTIES FOR VIOLATION OF ORDINANCES – INTRODUCTION AND FIRST READING

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY ESTABLISHING MAXIMUM PENALTIES FOR VIOLATION OF ORDINANCES be introduced and read by title on first reading by the Township Committee.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY ESTABLISHING MAXIMUM PENALTIES FOR VIOLATION OF ORDINANCES be adopted upon first reading.

BE IT FURTHER RESOLVED that said Ordinance shall be further considered for final passage at a meeting of the Township Committee on April 16, 2007 at 7:30 p.m. at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey at which time and place all persons interested shall be given an opportunity to be heard concerning same.

BE IT FURTHER RESOLVED that the Clerk be authorized to advertise said Ordinance in full in the Observer Tribune according to law.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

RO-10-07 – AN ORDINANCE PROHIBITING TOBACCO USE ON ALL RECREATIONAL FACILITIES OWNED OR MAINTAINED BY THE TOWNSHIP OF WASHINGTON, MORRIS COUNTY – INTRODUCTION AND FIRST READING

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE PROHIBITING TOBACCO USE ON ALL RECREATIONAL FACILITIES OWNED OR MAINTAINED BY THE TOWNSHIP OF WASHINGTON, MORRIS COUNTY be introduced and read by title on first reading by the Township Committee.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

BE IT RESOLVED, by the Township Committee of the Township of Washington that an Ordinance entitled AN ORDINANCE PROHIBITING TOBACCO USE ON ALL RECREATIONAL FACILITIES OWNED OR MAINTAINED BY THE TOWNSHIP OF WASHINGTON, MORRIS COUNTY be adopted upon first reading.

BE IT FURTHER RESOLVED that said Ordinance shall be further considered for final passage at a meeting of the Township Committee on April 16, 2007 at 7:30 p.m. at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey at which time and place all persons interested shall be given an opportunity to be heard concerning same.

BE IT FURTHER RESOLVED that the Clerk be authorized to advertise said Ordinance in full in the Observer Tribune according to law.

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

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AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

Mayor Walsh opened the meeting to the public. There being no comments or questions, Mayor Walsh closed the meeting to the public.

***ACCEPT RESIGNATIONS**

That the following resignations be accepted:

Russell L. Dore – Assistant Fire Prevention Official, Fire Prevention, effective February 24, 2007
Keith R. Heimburg - Coordinator, Washington Township Office of Emergency Management, effective March 14, 2007
Thomas Zellman – Deputy Coordinator, Washington Township Office of Emergency Management, effective March 14, 2007

***RAFFLE APPLICATIONS**

Applications have been received for the following raffles:

NRA Federation of New Jersey State Fund Committee	Tricky-Tray	05/17/2007
Friendship Center Inc.	Draw Raffle	06/12/2007
Mt. Olive Junior Baseball/Softball Association	Fifty-Fifty	05/18/2007
Mt. Olive Junior Baseball/Softball Association	Tricky Tray	05/18/2007
Long Valley Middle School PTA	Fifty-Fifty	05/05/2007

Noted that the Chief of Police has signed the Findings and Determination Forms and all forms are in order.

That the foregoing raffle applications be approved, subject to the Mayor signing the Findings and Determination Forms.

***APPLICATIONS FOR MEMBERSHIP – LONG VALLEY FIRST AID SQUAD**

Applications have been received for membership in the Long Valley First Aid Squad from Susan A. Cassells and Christopher Michael Cornetta.

That the foregoing applications for membership be approved and be forwarded to the Long Valley First Aid Squad.

***APPLICATION FOR PUBLIC EVENT – VALLEY SHEPHERD LLC**

An application has been received from Valley Shepherd LLC for a Shearing Festival to be held on April 28, 2007 from 10:00 A.M. to 5:00 P.M. at the Valley Shepherd Creamery located at 50 Fairmount Road, Long Valley, New Jersey. Recommendations have been received from the Police Department, the Board of Health and the Zoning Officer.

That the foregoing public event be approved subject to the conditions of the Police Department, the Board of Health and the Zoning Officer.

***APPROVE MINUTES**

That the following minutes be approved and placed on file in the Municipal Clerk's office:

December 18, 2006 Regular Meeting
December 21, 2006 Special Budget Meeting

***PAYMENT OF VOUCHERS**

That the vouchers be approved and that the Treasurer shall issue warrants in payment when there are sufficient funds to meet them. The bill list is on file in the finance office.

***MONTHLY DEPARTMENT REPORTS**

That the following monthly department reports be accepted and placed on file in the Township Clerk's office:

Washington Township Board of Health, Washington Township Municipal Court,
Washington Township Police Department, Washington Township Tax Collector
Monthly and Annual Reports, Department of Public Works Annual Report

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Mayor Walsh stated that the Township of Washington has contributed toward, has obtained donations of services and funding, and has successfully completed projects larger than this on many occasions.

Attorney Ligorano stated that volunteers must be and must have a clear course of action, a proper design, and direction. He stated that the Planning Board specifications have not been met.

The Township Committee directed Engineer Leon Hall to review the plan and to submit any recommendations to the Township Committee.

The Township Committee approved the conceptual plan subject to receiving further clarification prior to the construction.

OFFICE OF EMERGENCY MANAGEMENT – APPOINTMENTS

An Emergency Management Coordinator and a Deputy Emergency Management Coordinator are to be appointed in April.

CONSERVATION EASEMENT VIOLATION – 142 OLD TURNPIKE ROAD

The Township Committee authorized Engineer Leon Hall to investigate an encroachment on the conservation easement (soil disturbance).

HIGHLANDS COUNCIL REGIONAL MASTER PLAN – DRAFT LETTER

The Highlands Council Regional Master Plan was approved by the Township Committee. Mayor Walsh will sign the letter.

LIBRARY GRAFFITI

Comm. Nedd, on behalf of the Library, inquired as to a resource for the cleanup of graffiti that was placed on the building. Mayor Walsh will provide a contact to Comm. Nedd.

Mayor Walsh opened the meeting to the public.

Kathy Smith, 104 E. Springtown Road – inquired as to whether the municipal building could be utilized for a Treasure Hunt sponsored by the Long Valley Village Association. The Township Committee advised Ms. Smith that the building's use as a stop on the hunt was acceptable.

There being no further comments or questions, Mayor Walsh closed the meeting to the public.

The Township Committee went into Executive Session at 7:48 P.M. upon approval of the following resolution:

RESOLUTION #R-69-07 - EXECUTIVE SESSION – LAND ACQUISITION: BLOCK 18, LOT 4

Motion was made by Comm. Short, seconded by Comm. Tobin that the foregoing resolution be adopted. Motion was carried by the following roll call vote:

AYES: Comm. Short, Tobin, Nedd, Mayor Walsh

NAYS: None

ABSENT: Comm. Cullen

ABSTENTIONS: None

The Township Committee came out of Executive Session at 8:50 P.M.

The meeting adjourned at 8:51 P.M.

Dianne S. Gallets, Clerk