

The Work Session of the Township Committee of the Township of Washington was called to order by Mayor Short at 7:34 P.M.

MEMBERS PRESENT: Comm. Popper, Harmon, Roehrich, Mayor Short, Attorney Jansen, Administrator Gallets, Assistant Administrator Burd, Senior Deputy Clerk Madden

MEMBERS ABSENT: None

Adequate notice of this meeting was sent to the Observer Tribune and the Morristown Daily Record on January 9, 2009 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- The Pledge of Allegiance was recited.

PROMOTION- POLICE DEPARTMENT – **Administrator Dianne S. Gallets** administered the oath of office to Corporal **Brian Bingham** who was promoted from the rank of patrol officer.

PRESENTATION: PROPOSED FLEA MARKET – CHESTER LIONS CLUB – **Bernd Anger, Chairman, Phillip Guidone, Esq., Counsel and member, and Michael Russo, President** made a presentation to the Committee regarding a proposed flea market to be run from May to November on Sundays from 9 A.M. to 5 P.M. with a maximum of 300 vendors. The length of the proposed lease would be 10 years and the location being considered is a town-owned field behind the Middle School. The Lions Club, a non-profit organization, would be responsible for traffic control, garbage collection, public toilets, mowing and upkeep of the property that is used for the market. A fee of \$200 per vendor per season would be paid to Washington Township. The Club members also described the charitable contributions made by the Lions Club, which is a service organization. They provided an overview of how the market would be run.

PUBLIC PORTION

Mayor Short opened the meeting to the public.

Pete Hagen, 27 Hickory Lane inquired about the expected revenue from the Flea Market. He opined that he did not think it would be worth clogging up Long Valley streets for proposed revenue of \$60,000 per year from the Flea Market venture.

Bill McKernan, 23 Fieldstone Drive, applauded the Lions Club but opposed the Flea Market in the center of rural Long Valley. He stated that quality of life, property values and traffic all would be adversely affected. He suggested that Washington Township ask the Chester residents their opinion as to why they do not want the Flea Market in town.

Harlin Parker, 525 Naughtright Road stated that the world has changed and the spillover effect for local businesses from the Flea Market is over stated. Mr. Parker believes the Flea Market is not realistic and does not fall in with the long term revitalization of downtown Long Valley. **Comm. Popper**, responded that the Flea Market will help to build the downtown area, however, public safety, traffic and clean-up issues are worthy of serious consideration. Mr. Popper stated that the final analysis comes down to the reduction of taxes to be paid by residents, which is the anticipated result of the Flea Market.

Mike Russo, Lions Club President stated that the Dover Flea Market may be concerned with the opening of another Flea Market because it would be better run here.

Paul Normel, Long Valley Antique Shop, likes the idea, but suggested a change from a proposed Flea Market to an Antique Market.

Rich Gartelmann, 8 East Mill Road, stated that on a typical May Sunday, approximately 6,000 cars pass through downtown Long Valley. He expressed that the traffic that would arise from the proposed Flea Market would make prisoners of the residents in the downtown area. The Township can not handle that volume of traffic.

Louis Mont, 21 Hemlock Drive, is a Planning Board member. He stated that as this venture is not being put to any land use boards for formal approval, the Committee needs to thoroughly think this through. He further stated that there would be incredible traffic not only moving through town, but staying there, with such a radical undertaking. Where do 2 to 3 thousand cars park? He is concerned that our quality of life will be dramatically impacted.

Robert Drake, 17 Fairview Ave, stated that the Flea Market would interrupt the fireworks display in the summer. He stated that a lot of people leaving at once, such as during the Fall Festival or fireworks, is not the same as people coming and going all day long.

Mary Grace Hix, 6 Crest Drive, stated that she thought the Flea Market is a good idea. She asked how the traffic would be handled and how would the Community Center accommodate parking at the same time. **Mayor Short** responded that the Community Center is currently on hold due to the state of the economy.

Mark Napolitano, 78 Ann Road, asked if we could run this idea through a referendum process to get the sentiment of the public. **Mayor Short** stated that it would be possible, but it would be nonbinding. Mayor Short also stated that it would not be able to be addressed until November and a decision on the Flea Market needs to be made sooner.

John LeFaud, 30 year member of the Chester Lions Club, stated that the Lions Club donates to the town and its members volunteer their time toward the betterment of the Township.

Tracy Tobin, 4 Mountain View Ave, stated that as a 36 year resident of this rural town with mandated State and County development, Long Valley has grown too much.

Bill McKernan stated that the Township Committee should let the residents debate the Flea Market and decide whether it should be undertaken. He seconded Mr. Napolitano's idea of a referendum.

Harlin Parker stated that he commends the Chester Lions Club for all of its volunteer work, however, he does not feel that the proposed Flea Market is in the best interests of Long Valley and needs to be restructured.

Paul Normel proposed that Long Valley try out the Flea Market for a year or two. **Mayor Short** stated that the initial investment by the Lions Club for such a short term would be a problem.

Mark Napolitano stated that if the market is approved, it should be called the Long Valley Flea Market.

Laura Akin, 98 East Mill Road, stated that this will abut a farm and we should keep that in mind.

Mayor Short reiterated that a decision will not be made at this meeting and the issue will be revisited at the Monday meeting.

Rich Welch, 18 Janet Drive, asked if a decision will be made Monday evening. **Mayor Short** responded that a decision will be made within the next three weeks. Mr. Welch urged the Committee not to make a quick decision within such a short time frame without more information gathering.

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

Mayor Short declared a short recess.

DISCUSSION:

UHF RADIOS – FIRE DEPARTMENT – **Kurt Wanner**, Fire Chief, made a presentation to the Committee to request funds to update certain equipment. He stated that Washington Township received a grant to replace mobile radios and pagers in anticipation of a move to the County. The Fire Department requested \$1,400 to make improvements to dormant equipment. The Committee authorized this expenditure in advance of budget approval, with the funds coming from the 2010 Fire budget.

ORDINANCES

FEE ORDINANCES:

FARMLAND ASSESSMENT – **Comm. Roehrich** asked about the farmland assessment fees. Does the Township charge an inspection fee to anyone else? Why are farmers singled out when they are already subjected to filling out farmland assessment forms annually? **Attorney Jansen** stated that no similar requirement exists for the Tax Assessor to inspect residential properties. He further explained that an inspection is part of the farmland assessment process and the statute provides that a fee can be charged for the inspection. The revenue from the inspection fees would simply cover the costs of making the inspections. The Township Committee will consider the introduction of an ordinance entitled, “**AN ORDINANCE TO AMEND CHAPTER 3, ADMINISTRATION OF GOVERNMENT, OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF WASHINGTON TO PROVIDE A FEE FOR FARMLAND INSPECTIONS**” at the January 18, 2010 Regular Meeting.

FIRE INSPECTION FEES – The Township Committee will consider the introduction of an ordinance entitled, “**AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO AMEND CHAPTER 87, FIRE PREVENTION, OF THE CODE OF THE TOWNSHIP OF WASHINGTON**” at the January 18, 2010 Regular Meeting.

LAND USE – The Township Committee will consider the introduction of an ordinance entitled, “**AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW**

