

*The Township Committee of the Township of Raritan met on September 1, 2015
at the Municipal Building, One Municipal Drive, Flemington, New Jersey*

**MEETING
CALLED**

Mayor O'Brien called the regular meeting to order at 7:05 p.m.

ROLL CALL

The following were present: Mayor Craig O'Brien, Deputy Mayor Karen Gilbert, Comm. Michael Mangin, Comm. Richard Chen and Comm. Louis Reiner. Also present was Adm. Jerry Giaimis and Township Attorney Albert E. Cruz.

**MEETING
ADVERTISED**

Mayor O'Brien advised that the meeting was advertised in accordance with the Open Public Meetings Act in the January 15, 2015 issue of the Hunterdon County Democrat and was posted on the office bulletin board and the Township Website.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mayor O'Brien asked all to join in the Pledge of Allegiance to our Flag and to remain standing for a Moment of Silence to remember our Men and Women serving in the Armed Forces and in Particular Those Serving In Troubled Areas Around the World.

**PUBLIC
COMMENT**

It is the policy of the Township Committee that all public comments on an issue shall be limited to three minutes per person. Public comment shall be permitted on items of concern regarding the agenda only. In addition, time will be allotted at the end of the meeting for public comment on any issue.

*** Barbara Sachau, 2 Glenway Drive, said that she attended a Freeholder Meeting where they approved a Municipal Alliance Sub Grant Agreement with several towns in various amounts. She wondered if Raritan Township applied for a Municipal Alliance Sub Grant Agreement. The County receives 3% of all taxes and then gives some of this percentage back to the town.

Mayor O'Brien explained that the Township pays a certain amount of taxes toward open space to the County and the County sends 10% of that amount back to the Township. Adm. Giaimis said that Municipal Alliance is typically an anti-drug and anti-smoking grant.

*** Mrs. Sachau also wanted to know about the Bercaw Farm.

Mayor O'Brien said that matter will be addressed later in the meeting.

**PRESENTATION TO RARITAN TOWNSHIP – 2014-2015 COMMUNITY
AWARD FOR ELECTRIC VEHICLE CHARGING STATION AT
HUNTERDON MEDICAL CENTER**

*** Rita Nash, Director of Environmental Services, Hunterdon Medical Center, said that this was a process that was worked on with the Township to install the car charging station at HMC. It was a joint process in combination with Harold Quinn of the Green Team. The Medical Center was the recipient of a grant. She thanked the Committee for the work on this project. Neil Hudes was also present at this meeting.

Comm. Mangin said that the Township handed a check to Robert Wise of the Hunterdon Medical Center. This happened because of the work from the Green Team. Former Committeeman Tom Antosiewicz was also instrumental with this project.

**FINANCIAL
ISSUES**

Payment of Bills as Listed for Raritan Township: **\$ 13,397,646.00**

Mayor O'Brien said that approximately \$6 million is being paid to Hunterdon County and approximately \$1 million is being paid to reduce the debt.

Mayor O'Brien asked for a motion to approve the Bill List.

Motion was made by Comm. Mangin and seconded by Comm. Gilbert.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien – yes

Motion carried.

Payment of Bills as Listed for the Raritan Township Fire Company: **\$ 161.00**

Mayor O'Brien asks for a motion to approve the Bills List for the Fire Company.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

**FINANCIAL
ISSUES
(Con't)**

Roll Call Vote: Chen - yes
 Gilbert - yes
 Mangin – recuse
 Reiner – yes
 O’Brien – yes

Motion carried.

CHIEF OF POLICE GLENN TABASKO – POLICE DEPARTMENT UPDATE

*** Glenn Tabasko, Chief of Police, said that Sgt. Bate will be retiring on December 31, 2015. He would like to start interviewing to replace this officer to be effective on January 1, 2015.

Comm. Mangin asked if there was money in the budget for this police officer. Adm. Giaimis said that there will be enough money in the 2016 budget to hire a replacement.

*** Chief Tabasko said that from January to June of 2015, the total number of calls to the Police Department was down from 14,100 in 2014 to 13,300 in 2015. The calls are pretty much the same as last year. He said that, to date, there has been \$0 for patrol overtime. Chief Tabasko said that he will make sure that there is a police presence in the schools. During the school day, officers will randomly stop in.

Comm. Reiner thanked Chief Tabasko for his service to the community.

*** Chief Tabasko said that he completed his 35th year at Raritan Township. He thanked the Committee and Raritan Township because it has been a wonderful career. It's great to work in such a great community.

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Karen Gilbert – Joint Parks & Recreation, Open Space, Public Works –
Comm. Gilbert said that the first meeting of the Parks and Recreation will be held on September 8, 2015. One of the items that will be discussed is the re-appropriation of funds for capital improvements in the parks. These improvements are for a water wheel and safety fencing on the fields. She said that she and the mayor will be touring potential properties for open space. The Kengas property is scheduled for a closing that week. Regarding the Public Works Department, there will be many roads that will be repaired this year and next year. Water fountains are being repaired at Lenape Park because they have been vandalized. They will also be renovating

REPORTS

the dugouts and soccer fields. A new gas line being installed at the Public Works Building. There is no charge from the gas company. The Public Works Department is also working on asset management and in-puting data and also having training sessions. This software should be up and running very soon.

Michael Mangin – Planning Board, RTMUA, Board of Health – Comm. Mangin said that the Board of Health did not meet last month. The RTMUA held a brief meeting. A few maintenance resolutions were adopted. At the Planning Board, it was the opening meeting for Creekside Development. This will be 200 senior housing units and 50 COAH units. The RTMUA said that there is enough capacity this project. The RTMUA is not planning to hire an administrator yet after Bruce Miller, Administrator, resigned. Greg LaFerla will assume some of Mr. Miller’s responsibilities.

Richard Chen – Public Safety, Finance – Comm. Chen said that there was one additional crossing guard that was hired for the Barley Sheaf School. All crossing guard positions were filled.

Louis Reiner – Flemington-Raritan Schools, Hunterdon Central High School, Environmental Commission, Local Historians Committee – Comm. Reiner said that according to Historian Peter Kinsella, there is a senior at Hunterdon Central High School who would like to receive extra credit. This senior was able to interview nine individuals who attended the Oak Grove School. There is a project underway to restore the old school. Comm. Reiner is planning to tour all the schools next week. He will also be meeting with the Superintendent of Hunterdon Central High School. There was no report on the Environmental Commission.

Craig O’Brien – Administration, Personnel – Mayor O’Brien said that a Tax Clerk was hired on a part time basis. There are interviews being conducted for an Assistant Fire Marshal and any other positions that exist. The ordinances that are listed on the agenda are the last of the bond ordinances for the rest of the year.

**UNFINISHED
BUSINESS**

2014 LOSAP (LENGTH OF SERVICE AWARDS PROGRAM)

Comm. Mangin recused himself from any discussion because he is a member of the Raritan Township Fire Department.

Adm. Giaimis said that a resolution was adopted last year to raise the funds for each eligible member for this awards program from \$1,100.00 to \$1,250.00.

Mayor O’Brien asked for a motion to approve the LOSAP Awards Program at the rate of \$1,250.00.

**UNFINISHED
BUSINESS
(Con't)**

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – recuse
 Reiner – yes
 O'Brien – yes

Motion carried.

SCHOOL CROSSING GUARD – Adm. Giaimis said that there has been one person hired pending background check. A resolution was adopted later in the meeting.

ENERGY AGGREGATION – Mayor O'Brien said that they will go out to bid on October 6, 2015 for the energy program that will commence on March 16, 2016. No action is required by the Committee at this time. There would be a special closed session on that date to receive the bids and then the Committee would choose to accept or decline the bid. The residents can see a savings of about 8% to 10% on their electric bill. At a minimum the cost would be no less than 5%.

FLEMINGTON FIELDS REQUEST FUNDING FOR FIRE HYDRANTS

Comm. Gilbert recused herself from any discussion because her mother is a resident of Flemington Fields.

Mayor O'Brien said that Flemington Fields requested that the Township assume the responsibility to fund four additional fire hydrants at a cost of \$800 per year. Normally, this cost is borne by the Homeowner's Association. The Committee directed Attorney Cruz to write a letter to the Flemington Fields Homeowner's Association and the developer stating that, according to the Municipal Services Act, the Township is not obligated to provide funding for those fire hydrants. Comm. Mangin said that there this development has hydrants installed already and Flemington Fields wanted four additional hydrants maintained. There are other developments that have private hydrants that they pay for. Comm. Mangin also mentioned that the Fire Company does carry 800 to 1,000 feet of a heavy five inch water hose which can run from one hydrant to another.

Attorney Cruz said that on November 17, 2014, the Committee orally agreed to maintain the four additional fire hydrants based on the information that was available at that time. The Committee will rescind that oral action taken. Other developments in similar circumstances pay for their own fire hydrants on private streets. It was the consensus of the Committee to rescind the action taken on November 17, 2015.

**NEW
BUSINESS**

MUNICIPAL GRANT APPLICATION – HUNTERDON COUNTY

OPEN SPACE TRUST FUND – Adm. Giaimis said that the Township is applying for a \$12,000 Municipal Grant from the Open Space Trust Fund to do a preservation plan that is consistent with the State Agricultural Development Committee's requirements. A resolution, authorizing the Administrator to sign the grant application, was adopted later in the meeting. Comm. Gilbert said that this \$12,000 grant would potentially allow the Township to access \$1.5 of state funds so the Township could preserve farmland.

**REQUEST FOR REDUCTION OF SURETY BOND AND CASH BOND –
TOLL BROTHERS @ MOUNTAIN VIEW AT HUNTERDON F/K/A**

HILLTOP, PHASE 2, BLOCK 44, LOT 24.45 – Adm. Giaimis said that Engineer Hajjar recommended the reduction of the Surety Bond and Cash Bond. He recommended that the Surety Bond be reduced from \$1,880,400 to \$874,000. The Township will retain \$97,000 in cash. A resolution was adopted later in the meeting.

**SPEED LIMIT ON AUTUMN LEAF DRIVE BETWEEN ROUTE 12 AND
BEAVER CREEK DRIVE**

– Adm. Giaimis said that this request has been reviewed by the police and engineering and they have recommended a speed limit of 30 mph. An ordinance was introduced later in the meeting.

REJECTION OF BIDS FOR EVERITTS ROAD, SECTION II, PHASE 3 –

Adm. Giaimis said that the bids for Everitts Road came in higher than the engineer's estimate. The engineer will go out to rebid on this project. A resolution, rejecting the bids and authorizing the engineer to go out to rebid, was adopted later in the meeting.

APPLICATION FOR FARMLAND PRESERVATION RE: BERCAW FARM

Adm. Giaimis said that the Township received notification from the State Agricultural Development Committee about the Bercaw Farm going into farmland preservation. He recommended that this application be supported contingent upon the Township receiving an additional 13.5 feet of right-of-way. These comments will be sent to the SADC. This property is 83 acres. Comm. Gilbert said that the State looks at the property and ranks it and rates it. Then the State reviews other requests for farmland preservation and decides which ones they want to preserve.

ORDINANCES:

ORDINANCE #15-13

BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION OF ROADS IN SECTION 1 OF THE SUNNY HILLS AREA OF THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,213,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,155,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Meeting opened to the public.

Comm. Reiner said that, at this time, he would be reluctant to incur any more debt until he is sure what the impact will be on the budget and future taxes. Mayor O'Brien pointed out that the roads are in need of improvement. These roads have not been improved in at least 30 years. This work was supposed to be completed in 2008, however, it was deferred. Comm. Mangin said that this bond is for the funding of improvements for several roads in the Sunny Hills section of the Township. Comm. Mangin said that, since this work will not be completed until next year, could the ordinance be tabled until then. Comm. Gilbert said that the longer the Township waits to repair roads, the more costly it becomes.

*** Paul Wagner, Hickory Trail, said that he has lived in the Township since 1986 and no work has been done on Hickory Trail since then. This work to repair the road is long overdue.

Mayor O'Brien asked for a motion to close the public hearing and adopt Ordinance #15-13 on final consideration same to be published according to law.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – abstain
 O'Brien – yes

Motion carried.

**ORDINANCES
(Con't)**

ORDINANCE #15-14

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR EMPLOYEES NOT COVERED BY A BARGAINING AGREEMENT AND PROVIDING FOR THE ADMINISTRATION THEREOF

Adm. Giaimis said that these ranges are done on an annual basis. The Attorney and the Clerk were concerned about Section V of the ordinance. Attorney Cruz said that the issue he raised with the Clerk was that he recollected that the car allowance was eliminated for the Administrator and the Chief Financial Officer. The only car allowance was for the Chief of Police. The Committee agreed that the State mileage rate will be used instead of the IRS mileage rate. Mayor O'Brien suggested that the Administrator and Chief Financial Officer stay in the same group. The Administrator would have to be moved from Group 4 to Group 3. Attorney Cruz said that Group 4 should stay with the Administrator and Group 4 should not be eliminated. The salary range for the Administrator, however, will be in alignment with the Chief Financial Officer. The ordinance was amended to reflect these changes.

Mayor O'Brien asked for a motion to introduce Ordinance #15-14 as modified on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of October 6, 2015 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

Motion was made by Comm. Mangin and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien – yes

Motion carried.

ORDINANCE #15-15

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY, WAGE AND COMPENSATION PLAN FOR THE YEAR 2015 FOR EMPLOYEES IN THE CWA LOCAL 1040 WHITE COLLAR BARGAINING UNIT AND PROVIDING FOR THE ADMINISTRATION THEREOF.

**ORDINANCES
(Con't)**

Adm. Giaimis said that this is similar to Ordinance #15-14. This ordinance sets the range for salaries. Comm. Mangin asked about longevity. Adm. Giaimis said that anyone hired after January, 2006 does not receive longevity.

Mayor O'Brien asked for a motion to introduce Ordinance #15-15 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of October 6, 2015 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien – yes

Motion carried.

ORDINANCE #15-16

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, TO ESTABLISH A SPEED LIMIT OF 30 MPH ON AUTUMN LEAF DRIVE BETWEEN ROUTE 12 AND BEAVER CREEK DRIVE IN THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, NEW JERSEY

Mayor O'Brien asked for a motion to introduce Ordinance #15-16 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of October 6, 2015 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

Motion was made by Comm. Chen and seconded by Comm. Gilbert.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien – yes

Motion carried.

**CONSENT
AGENDA
(Con't)**

**Resolution #15-184 – Return of Construction Code Permit Fee to
SolarCity in the Amount of \$282.00**

**Resolution #15-185 – Authorizing the Reduction of Letter of Credit and
Cash Bond to Toll Brothers @ Mountain View of
Hunterdon, Formerly Known As Hilltop, Phase 2**

**Resolution #15-186 – Rejection of Bids for Reconstruction of Everitts
Road, Section II, Phase 3**

**Resolution #15-187 – Authorizing the Purchase of Two Dump Trucks
From Hunterdon County for Public Works**

Resolution #15-188 – Tax Refunds

**Resolution #15-189 – Application to State Agriculture Development
Board (SADC) for Farmland Preservation
for the Bercaw Farm**

Mayor O'Brien asks for a motion to adopt the Consent Agenda with the removal of Resolution #15-187 and #15-189.

Motion was made by Comm. Chen and seconded by Comm. Mangin.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien – yes

Motion carried.

**Resolution #15-187 – Authorizing the Purchase of Two Dump Trucks
from Hunterdon County for Public Works**

Mayor O'Brien said that \$24,000 was included in the 2015 budget for the purchase of these trucks from Hunterdon County. The cost is actually \$22,200. Comm. Reiner said that he opposed the budget and would have liked to see the purchase of trucks spread over time to ease the burden on the taxpayers. Comm. Gilbert said that this purchase was in the budget and the Township is acquiring used trucks which is a smart way to purchase these items.

**CONSENT
AGENDA
(Con't)**

Mayor O'Brien asked for a motion to adopt Resolution #15-187.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – no
 O'Brien – yes

Motion carried.

**Resolution #15-189 - Application to State Agriculture Development
Board (SADC) for Farmland Preservation
for the Bercaw Farm**

Comm. Reiner said that this land is within the Croton Plateau and contains wetlands. He believes that the NJ Department of Environmental Protection provides adequate protection for this land. It is not necessary to provide duplicate protection at the Township level or any other level of government. The NJ DEP is one of the most stringent in the nation and this land is adequately protected. Mayor O'Brien said that this is an application for the State to consider this property for farmland preservation. Adm. Giaimis said that the State is planning to move forward on this issue and is asking Raritan Township for its comments. Comm. Gilbert said that this property will remain farmland and will not be developed. This property is a total of 83 acres.

Mayor O'Brien asked for a motion to adopt Resolution #15-189.

Motion was made by Comm. Gilbert and seconded by Comm. Mangin.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – no
 O'Brien – yes

Motion carried.

**PRIVILEGE
OF THE
FLOOR**

Anyone may address the Committee on any issue for three (3) minutes

*No one appeared.
Attorney Cruz read Resolution #15-191 in full.*

Resolution #15-191 - CLOSED SESSION:
Personnel – Township Administrator Position

Mayor O'Brien asked for a motion to adopt Resolution #15-191.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote: Chen – yes
 Gilbert – yes
 Mangin – yes
 Reiner – yes
 O'Brien - yes

**CLOSED
SESSION**

Closed Session Minutes are on a separate document.

**OPEN
SESSION**

The Committee went back into Open Session.

**FURTHER
ACTION**

There was none.

**ADJOURN-
MENT**

Mayor O'Brien asked for a motion to adjourn the meeting

Motion was made by Comm. Mangin and seconded by Comm. Gilbert.

Vote: 5 – 0 motion carried.

Meeting adjourned at: 9:16 p.m.

Respectfully submitted,

Rose Sollena, RMC/CMC
Township Clerk

