

Council President Bloom called the regular meeting of the Mine Hill Township Council to order at 7:30 pm and led those present in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS NOTICE

Mr. Bloom announced that adequate notice for this meeting had been given as required by law.

ROLL CALL: Present – Mr. Bloom; Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis
Absent –
Also Present – Mr. Morris, Mayor; Mr. Oostdyk, Township Attorney; Ms. Macchia, Township Clerk; Ms. Wild, Acting CFO; Mr. Della Pia, Financial Consultant
Public Present – Approximately 20

APPROVAL OF MINUTES

None.




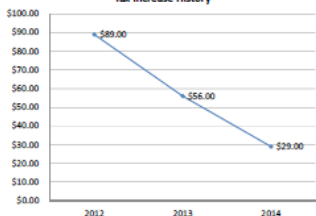
COMMUNICATIONS & PETITIONS

Mr. Bloom noted the following items of correspondence:

- a. Morris County Freeholders re: Resolution of Support for Extension of Chapter 78, PL 2011
- b. Town of Dover re: Notice of Ordinance Amending Fees and Escrows

INTRODUCTION OF MUNICIPAL BUDGET

Mr. Morris presented the following slides:

<p>Mine Hill 2014 Budget & State of the Township Presentation</p> 	<p>Mine Hill's 4 Budget Areas</p> <ol style="list-style-type: none"> 1. Water Utility 2. Garbage District 3. Sewer Utility 4. Current Fund/Municipal 	<p>Water Utility</p> <ul style="list-style-type: none"> • The Water Utility is Financially Stable. • The water meter and leak repairs have netted significant savings reducing water loss from 52% to 16% as of 4th quarter 2013 • 2014 Debt Payments = \$43,220 • 2014 Water Surplus = \$214,254 • Debt Balance from Meters = \$388,000 								
<p>2014 Water Utility Projects</p> <ul style="list-style-type: none"> • Hurd Street Extension from Dover Water System – approximately \$30,000 –will add about 20 additional customers • Continuing Leak Detection to lower water loss below 10% should gain another \$26,000 • Realize more Surplus to allow Township to make a significant debt payment in 2015 of 30-40% of the remaining debt 	<p>Water Main Leak Detectors</p> 	<p>Considering Mag Metering</p>  <ul style="list-style-type: none"> • Mag Meters are for the water mains that supply the towns system from the MUA water tower • We want to self-monitor the <i>billions</i> of gallons of water they send us • Cellular Technology Design for easy monitoring 								
<p>Garbage District</p> <ul style="list-style-type: none"> • The Garbage District is Financially Stable. • The Garbage District has no debt • 2014 Total Budget = \$397,000 • 2014 Surplus = \$41,000 • MUA Recycling contract is stable • Blue Diamond Garbage Contract is up February 2015 	<p>2015 Garbage District</p> <ul style="list-style-type: none"> • Explore inter-local agreement options with Wharton, etc. • Explore managing garbage ourselves. • Tipping fees = 2012/2013 = \$106,000.00 • Contract costs = \$279,000.00 • We will explore the cost of an additional DPW employee and the costs of a truck and see which is most cost effective 	<p>Sewer Utility</p> <ul style="list-style-type: none"> • The Sewer Utility is Financially Stable. • The Sewer Utility was bankrupt in 2012 by \$38,683.00 • 2014 Budget = \$402,000 • 2014 Debt Payments = \$152,000 • 2014 Sewer Surplus = \$105,000 • Debt Balance = \$1,532,000 / 2023 • Mine Hill has 502 sewer customers 								
<p>Sewer Plans for 2014/15/16</p> <ul style="list-style-type: none"> • The Township is actively pursuing expansion of the sewer system. • Our goal is the expand sewers to every house in Mine Hill within 5-7 years • We have been actively engaged in discussions with the Rockaway Valley Sewer Authority and the DEP regarding this issue. • We have a meeting in Trenton on March 11th with the DEP to discuss our plan • We believe we can make a case that the majority of the township can achieve this goal 	<p>Municipal Budget</p> <ul style="list-style-type: none"> • Tax increase will equal \$2.41/month per average assessed household or \$29.00/year • The Township retired \$2,000,000.00 in total debt in 2013 from all 4 budget areas • Municipal surplus increased by from \$491,000.00 to \$759,000.00 • The Township incurred no municipal debt for the 3rd year in a row. • In May of 2014 our municipal budget debt will be \$1.6M 	<p>Tax Increase History</p>  <table border="1"> <thead> <tr> <th>Year</th> <th>Tax Increase</th> </tr> </thead> <tbody> <tr> <td>2012</td> <td>\$80.00</td> </tr> <tr> <td>2013</td> <td>\$56.00</td> </tr> <tr> <td>2014</td> <td>\$29.00</td> </tr> </tbody> </table>	Year	Tax Increase	2012	\$80.00	2013	\$56.00	2014	\$29.00
Year	Tax Increase									
2012	\$80.00									
2013	\$56.00									
2014	\$29.00									

MINUTES OF THE MINE HILL TOWNSHIP COUNCIL
REGULAR MEETING – March 6, 2014

<p style="text-align: center;">Taxes Increases Avoided</p> <ul style="list-style-type: none"> • Police Contract Savings in 2013 & 2014 = \$167,980.00 • This would equal = \$139.00 • A 6.7% increase • \$35,000 saved 2nd half of 2013 would equal \$32.00 increase to fund Capital 	<p style="text-align: center;">Capital Budget</p> <ul style="list-style-type: none"> • \$200,000 cash reserve created in Capital Budget • Will fund the needs of the DPW, Fire Department, First Aid Squad etc. • \$200,000 cash in hand is unusual for Mine Hill and again, is not from borrowed sources • Municipal surplus will be approximately \$559,000.00 in 2014 	<p style="text-align: center;">Capital Projects List for 2014/15</p> <ul style="list-style-type: none"> • Paving S. 1st Street – Cost Estimate is \$92,000/\$80,000 CBDG Grant was applied for on March 3rd, 2014 • Paving Thomastown Road – Cost Estimates are \$80,000 - \$90,000 • Paving 4th, 5th and other smaller streets • Engineering design on Randolph Avenue & Rt. 46 sidewalk projects • Sidewalk repairs, drainage corrections, maintenance of Township facilities
<p style="text-align: center;">Equipment Purchased in 2013</p> <ul style="list-style-type: none"> • Street Sweeper with Clean Communities Grant • Additional mowers and snow plows • 2 Additional salt spreaders • Additional DPW Shed (3 total) • Case Backhoe • Wood Chipper • Storm Basin Vacuum truck 	<p style="text-align: center;">Why we want to be out of debt.</p> <ul style="list-style-type: none"> • We want to control our own destiny. • It's popular for the State to blame small towns as money wasters but the State of NJ is ranked 50th in the United States in terms of long term financial viability. • The State wants to squeeze us out of existence by decreasing aid. • If we are debt free and financially independent we control our own destiny. 	<p style="text-align: center;">In Summary</p> <ul style="list-style-type: none"> • The Township's 4 budget areas are stable and solvent • The Township is aggressively trying to reduce debt and minimize spending • The Township has eliminated structural borrowing as part of the municipal budget process for 3rd year in a row • We have sufficient funds to meet our needs in the 2014 budget including capital and the utilities <ul style="list-style-type: none"> • Mayor Sam Morris • Katelyn Wild, Acting CMFO • Greg Della Pia, CPA, CMFO, PSA • Dave Bloom and Fred Willis, Council Budget Committee

Resolution 033-14 Anticipated Grant Revenue

A motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to approve the resolution. The roll was called, and the resolution was approved by the following vote:

- Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
 Nays: none
 Absent: none
 Abstentions: none

WHEREAS, the 2014 Local Municipal Budget was introduced on the 6th day of March, 2014; and,

WHEREAS, during the fiscal year 2014 the Township of Mine Hill has been allocated a state grant for various programs in the amount of \$10,532.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Mine Hill, in the County of Morris and State of New Jersey, that petition be made herewith to the Director of the Division of Local Government Services that the 2014 Local Municipal Budget include a special item of revenue under the heading of "Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services-Public and Private Revenues Offset with Appropriations:"

Clean Communities Program-2014	\$ 7,288.00
Clean Communities Program-Prior Year Unapprop.	1,080.00
Recycling Tonnage Grant-PY Unappropriated	<u>2,164.00</u>
	<u>\$10,532.00</u>

Resolution 034-14 Anticipated Special Revenue

A motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to approve the resolution. The roll was called, and the resolution was approved by the following vote:

- Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
 Nays: none
 Absent: none
 Abstentions: none

WHEREAS, the 2014 Local Municipal Budget was introduced on the 6th day of March, 2014; and,

WHEREAS, during fiscal year 2014, the Township of Mine Hill will receive revenue for various other special items in the amount of \$169,000.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Mine Hill, in the County of Morris and State of New Jersey, that petition be made herewith to the Director of the Division of Local Government Services that the 2014 Local Municipal Budget include a special item of revenue under the heading of "Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services-Other Special Items:

MINUTES OF THE MINE HILL TOWNSHIP COUNCIL
REGULAR MEETING – March 6, 2014

3-2014-03-06

Utility Operating Surplus – Special District	\$ 20,000.00
Utility Operating Surplus – Water Fund	30,000.00
Cable TV Franchise Fees	33,000.00
Cell Tower Leases	63,000.00
Verizon Franchise Fees	20,000.00
Fire Safety Fees	<u>3,000.00</u>
	<u>\$169,000.00</u>

Resolution 035-14 Budget Summary

A motion was made by Mr. Pepperman and seconded by Mr. Willis to approve the resolution. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

WHEREAS, the Township of Mine Hill is holding a meeting on March 6, 2014, for the purpose of introducing the 2014 Municipal Budget and conducting other matters; and,

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Mine Hill, in the County of Morris and State of New Jersey, that the Township of Mine Hill hereby petitions the Director of the Division of Local Government Services that the 2014 Local Municipal Budget be introduced and approved on first reading on March 6, 2014.

2014 MINE HILL TOWNSHIP MUNICIPAL BUDGET

Surplus anticipated general revenues	\$ 465,000.00
Total Miscellaneous revenue	642,375.00
Receipts from Delinquent Taxes	238,000.00
Local Property Taxes	<u>3,355,901.00</u>
Total General Revenues	<u>\$ 4,701,276.00</u>

Salaries & Wages	\$ 584,237.00
Other Expenses 2,886,726.00	
Capital Improvements	206,000.00
Debt Service	438,441.00
Statutory Expenditures	132,632.00
Reserve for Delinquent Taxes	<u>453,240.00</u>
Total 2014 Municipal Budget	<u>\$ 4,701,276.00</u>

2014 Municipal Tax Rate \$0.754

2014 MINE HILL TOWNSHIP MUNICIPAL WATER UTILITY BUDGET

Surplus anticipated general revenues	\$ 50,600.00
Water Rents	<u>487,383.00</u>
Total General Revenues	<u>\$ 537,983.00</u>

Salaries and Wages	\$ 56,500.00
Other Expense	350,000.00
Operating Surplus - Current Fund	30,000.00
Capital Improvement	26,000.00
Debt Service	66,483.00
Statutory and Deferred Charges	<u>9,000.00</u>
Total 2014 Municipal Budget	<u>\$ 537,983.00</u>

2014 MINE HILL TOWNSHIP MUNICIPAL SEWER UTILITY BUDGET

User Fees and Charges	\$ 360,200.00
NJ Environmental Savings Credit	28,000.00
Total Miscellaneous revenue	<u>13,800.00</u>
Total General Revenues	<u>\$ 402,000.00</u>

Salaries and Wages	\$ 15,000.00
Other Expense	167,000.00
Debt Service	207,000.00
Statutory and Deferred Charges	<u>13,000.00</u>
Total 2014 Municipal Budget	<u>\$ 402,000.00</u>

2014 MINE HILL TOWNSHIP SOLID WASTE BUDGET

Amount Raised By Taxation	\$ 377,000.00
Surplus anticipated general revenues	<u>20,000.00</u>
Total General Revenues	\$ <u>397,000.00</u>
Salaries and Wages	\$ 22,000.00
Other Expense	10,000.00
Contractual Services	342,000.00
Operating Surplus - Current Fund	20,000.00
Statutory and Deferred Charges	<u>3,000.00</u>
Total 2014 Municipal Budget	\$ <u>397,000.00</u>

BE IT FURTHER RESOLVED, that this Budget Resolution be published in the Daily Record in the issue of March 11, 2014.

BE IT FURTHER RESOLVED, that a Public Hearing on the Budget will be held at the Municipal Building on April 3, 2014 at 7:30PM, at which time and place members of the public may be heard in regard to the 2014 Budget.

BE IT FINALLY RESOLVED, that copies of the detailed budget are available in the office of Amanda G. Macchia, RMC, Municipal Clerk, at the Municipal Building, 10 Baker Street, Mine Hill, NJ 07803, 973-366-9031 ext. 13, during normal business hours.

PRESENTATIONS

Mr. Morris presented a certificate recognizing Nicholas Warholak for achieving the rank of Eagle Scout.

CONSIDERATION & APPROVAL OF VOUCHERS**Bills List**

Following brief discussion, a motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to approve the bills list as presented. Seeing no discussion, the motion was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

PUBLIC HEARING ON ORDINANCES PREVIOUSLY INTRODUCED**Ordinance 06-14 Occupancy Limitations on Rental Housing**

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to open the public hearing on this ordinance. Seeing no discussion from the Council or the Public, Mr. Bloom closed the public hearing.

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to adopt the ordinance. The roll was called and the ordinance was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

WHEREAS, within the Township of Mine Hill there are a number of residential dwellings that are rental units; and

WHEREAS, there is the potential for landlords of rental units to maintain and allow overcrowded dwellings; and

WHEREAS, overcrowded and over occupied dwellings are a clear threat to safety, sanitation, and human life; and

WHEREAS, such over occupancy is illegal and a violation of the housing standards adopted by this governing body; and

WHEREAS, the governing body of the Township of Mine Hill is empowered by law to promulgate Ordinances that it deems necessary and proper to ensure human safety and sanitation pursuant to N.J.S.A. 40:48-2;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mine Hill, County of Morris and State of New Jersey as follows:

The Revised General Ordinances of the Township of Mine Hill shall be amended by the inclusion of Chapter 215, which shall be entitled “Occupancy Limitations on Rental Housing” and shall read in its entirety as follows:

Chapter 215; Occupancy Limitations on Rental Housing

§ 215-1. Definitions.

For the purposes of this Chapter, the following terms shall be defined as:

- a. “Dwelling” shall mean any building or structure, or part thereof, used for human habitation, use, or occupancy and includes any accessory buildings and appurtenance belonging thereto or usually enjoyed therewith.
- b. “Dwelling unit” or “Housing unit” shall mean any room or group of rooms or any part thereof located within a building and forming a single habitable unit with facilities which are used, or designed to be used for living, sleeping, cooking, and eating.
- c. “Habitable room” shall mean a room or enclosed floor space within a dwelling unit used or designed to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers or communicating corridors, closets, and storage spaces.
- d. “Occupant” shall mean any person or persons in actual possession of, and living in the building or dwelling unit, including the owner.

§ 215-2. Residential Housing Unit Occupancy Limitations.

The occupancy of rental housing units in the Township of Mine Hill shall be limited by the following:

- a. A dwelling unit shall contain not less than 150 square feet of floor space for the first occupant thereof and not less than 100 additional square feet of floor space for every additional occupant thereof, the floor space to be calculated on the base of total habitable room area.
- b. Every room occupied for sleeping purposes by one occupant shall contain not less than 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant having not less than 50 square feet of floor space for each occupant thereof.
- c. At least one-half of the floor area of every habitable room shall have a ceiling height of at least seven feet. The floor area of that part of any room where the ceiling is less than five feet shall not be considered as part of the floor area in computing the total floor area in the room for the purpose of determining the maximum permissible occupancy thereof.
- d. A room located in whole or in part below the level of the ground may be used for sleeping provided that the walls and floors thereof in contact with the earth have been damp proofed, and provided that all requirements otherwise applicable to habitable rooms generally are satisfied.

§ 215-3. Responsibility for Compliance with Occupancy Limitations.

Any individual who owns, leases, occupies, or maintains any rental housing unit within the Township of Mine Hill in violation of the occupancy limitations set forth in Section 215-2, shall be deemed to have violated this ordinance.

§ 215-4. Designation of Enforcement Officer.

The Zoning Officer and Code Enforcement and Housing Officer of the Township of Mine Hill are hereby designated as the officers to exercise the powers prescribed by this Chapter, and shall serve in such capacity without any additional salary.

§ 215-5. Right of Entry for Inspection.

The Zoning Officer and Code Enforcement and Housing Officer are hereby authorized and directed to make inspections to determine the occupancy conditions of rental dwellings and housing units located within the Township of Mine Hill in order that he may perform his duty of safeguarding the health and safety of the occupants of rental dwellings and of the general public. In the event the owner or occupant of a housing unit shall deny the Zoning Officer or the Code Enforcement and Housing Officer access to such housing unit at a reasonable times for the purpose of such inspection, examination, and survey the Officer shall have the right to apply for an appropriate search warrant if cause exists.

§ 215-6. Penalty.

- a. A violation of this section shall be punishable by a fine of not less \$100 and not exceeding \$1250, or a period of community service not exceeding ninety (90) days, or imprisonment for a term not to exceed ninety (90) days, or a combination of each, for each violation committed hereunder.
- b. Each day's failure to comply with this section shall constitute a separate violation.

§ 215-7. Relocation Assistance for Tenants Displaced Due to Illegal Occupancy.

a. Relocation Assistance Fund

The Township shall establish a Relocation Assistance Fund to be administered by the Finance Officer. The Fund shall accept relocation assistance payments, as required by this Ordinance, and distribute them to eligible displaced tenants.

b. Eligibility for Relocation Assistance

1. Any tenant who receives a notice of eviction pursuant to N.J.S.A. 2A: 18-61.2 that results from Code Enforcement and Housing or code enforcement activity for an illegal occupancy, as set forth in N.J.S.A. 2A: 18-61.1, shall be considered a displaced person and shall be entitled to relocation assistance in an amount equal to six times the monthly rent paid by the displaced person. The owner-landlord of the structure shall be liable for the payment of the relocation assistance pursuant to this section.

2. The Township shall pay relocation assistance to any displaced person who has not received the required payment from the owner-landlord of the structure at the time of eviction pursuant to subparagraph 1 of this section from the Relocation Assistance Fund. All relocation assistance costs incurred by the Township pursuant to this subsection shall be repaid by the owner-landlord of the structure to the Township in the same manner as relocation costs are billed and collected under N.J.S.A. 20: 4-4.1 and N.J.S.A. 20: 4-4.2. These repayments shall be deposited into the Township's revolving Relocation Assistance Fund.

3. In addition to relocation reimbursement from the owner-landlord of the structure for relocation assistance paid to a displaced tenant the owner landlord shall pay the Township a fine for any zoning, property maintenance, or housing code violation for an illegal occupancy, in an amount equal to six times the monthly rental paid by the displaced person.

4. In addition to this penalty, the Township, after affording the owner-landlord an opportunity for a hearing on the matter, may impose upon the owner-landlord, for a second or subsequent violation for an illegal occupancy, a fine equal to the annual tuition cost of any resident of the illegally occupied unit attending public school, which fine shall be recovered in a civil action by a summary proceeding in the name of the municipality pursuant to the "The Penalty Enforcement Law of 1999," N.J.S.A. 2A:58-10 et seq. The municipal court and the Superior Court shall have jurisdiction of proceedings for the enforcement of the penalty provided by this section. The tuition cost shall be determined in the manner prescribed for nonresident pupils pursuant to N.J.S.A. 18A: 38-19 and the payment of the fine shall be remitted to the appropriate school district.

For the purposes of this section, a "second or subsequent violation for an illegal occupancy" shall be limited to those violations that are new and are a result of distinct and separate Code Enforcement and Housing or code enforcement activities, and shall not include any continuing violations for which citations are issued by a Code Enforcement and Housing or code enforcement agent during the time period required for summary dispossession proceedings to conclude if the owner has initiated eviction proceedings in a court of proper jurisdiction.

5. For the purposes of this section, the owner-landlord of a structure shall exclude mortgagees in possession of a structure through foreclosure.

SECTION 2. This Ordinance may be renumbered for codification purposes.

SECTION 3. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect as required by law.

Ordinance 07-14 Planned Age Restricted Communities

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to open the public hearing on this ordinance.

Mr. Morris noted that Merry Heart is considering a property for a few assisted living buildings contingent on sewers being available to the area.

John Paschal of Thomastown Road asked what the density of any future building would be. Mr. Morris responded that the density would not exceed six units per acre.

Edna Deacon of Randall Avenue asked if Merry Heart's proposed buildings would be "stretcher friendly" as opposed to other buildings in the Township where the First Aid Squad's stretcher does not fit in the elevator. Mr. Morris responded that no buildings have yet been officially proposed, but that such a requirement could be made if the buildings were more than one story.

Seeing no further discussion from the Council or the Public, Mr. Bloom closed the public hearing.

A motion was made by Ms. Kanzenbach and seconded by Mr. Willis to adopt the ordinance. The roll was called and the ordinance was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

WHEREAS, the Township Council recognizes the importance of providing housing for our aging population; and

WHEREAS, Planned Age-Restricted Communities can provide affordable and reduced maintenance or maintenance free housing opportunities for our aging; and

WHEREAS, Planned Age-Restricted Communities, due to the unit size and residency requirements are non-intrusive and similar in impact to single family development; and

WHEREAS, by requiring minimum lot sizes with required protective measures and buffers, the Township can ensure that Planned Age-Restricted Communities are consistent and harmonious with existing single family neighborhoods and uses; and

WHEREAS, the development of Planned Age-Restricted Communities can be beneficial to the Township while providing many long-time residents the opportunity to remain valued members of the community.

NOW, THEREFORE, BE IT ORDAINED that:

SECTION 1. Section 25-10.14.1.3 of the Township Land Use Regulations, governing permitted conditional uses in the SF – Single Family zone, is hereby amended and replaced in its entirety to provide a follows:

"25-10.14.1.3 Conditional Uses. The following uses shall be permitted only after review and approval by the Planning Board or Planning Board in accordance with the regulations governing the approval of conditional uses as set forth in Section 25-10.15.

- a. Public Utility structures and essential services;
- b. Churches and similar places of worship;
- c. Cluster subdivisions;
- d. Public schools, and
- e. Planned Age-Restricted Communities (PARC) in the Overlay District consisting of the following properties in excess of five acres:

Block 202 Lot 1
Block 303 Lot 1
Block 808 Lot 9
Block 1705 Lot 13
Block 2002 Lot 1
Block 2004 Lot 1"

SECTION 2. Section 25-10.15 of the Township Land Use Regulations, entitled "Regulations for Conditional Use", is hereby amended to include the following new additional sections:

"25-10.15.11 PLANNED AGE-RESTRICTED COMMUNITIES.

25-10.15.11.1 Conditional Use Requirements. The following are the conditional use requirements for Planned Age-Restricted Communities the deviation from which would require a "special reasons" "D" use variance from the Planning Board pursuant to N.J.S.A. 40:55D-70(d):

- a. Minimum Tract Area: Five (5) acres.
- b. Maximum Density: The density shall not exceed six (6.0) dwelling units per gross acre of the tract. For the purpose of this requirement, internal streets, roads and rights-of-way shall be included in the gross tract acre calculations.
- c. Permitted Dwelling Unit Types: The dwelling unit buildings shall be limited to duplexes, townhouses, townhouse-duplex combinations, patio houses, zero lot-line dwellings, stacked multi-story buildings not exceeding three stories or 40 feet in height, or any combination thereof.
- d. Permitted Accessory Uses: Accessory uses shall be limited to the following:
 - 1. Community center for the use of residents of the planned age-restricted community.
 - 2. Recreational facilities and uses, including buildings for recreational activities, biking paths, walking paths, tennis courts, shuffleboard courts, exercise facilities, gazebo, swimming pools, picnic areas, gardens and similar recreational improvements related to the planned age-restricted community.
 - 3. Administration and maintenance buildings.
 - 4. Fences, signs, and entry features including gatehouses and/or secured entries.
 - 5. Off-street parking, including attached or detached garages.
 - 6. Public utilities and essential services.
 - 7. Other uses customarily incidental and accessory to planned age-restricted communities.
- e. Age-Restrictions for Dwelling Unit Occupancy: Approval of a planned age-restricted community shall require the placement of restrictive covenants, in a manner satisfactory to the Planning Board Attorney, on the deeds to all portions of a tract to insure that occupancy will be limited to at least one member of the household fifty-five (55) years of age or older with no children under nineteen (19) years of age in permanent residence, pursuant to Federal Fair Housing Act.

25-10.15.11.2. Area, Yard, Bulk and Architectural Requirements: The following are the Area, Yard, Bulk and Architectural Requirements for Planned Age-Restricted Communities. The following requirements shall not be considered to be conditional use requirements, and relief therefrom shall not require a “D” variance from the Planning Board:

- a. Application of Area, Yard and Bulk Requirements to Individual Dwelling Lots. In any Planned Age-Restricted Community, a dwelling unit may or may not be located on an individual lot. Individual lots may be created without regard to area or other bulk requirements provided that all required setbacks from the tract boundary, from streets and between buildings shall be complied with. Building coverage, improved coverage and open space requirements shall be calculated only for the entire tract.
- b. Minimum Building Setback from Tract Boundary. All buildings shall be located at least fifty (5) feet from any tract boundary, including any exiting public roadway located along the exterior of the lot or tract, except that a gatehouse may be located within twenty (20) feet of any portion of the tract boundary that abuts a street right-of-way. The gatehouse shall not be located in the right-of-way of any street or road to be dedicated to the Township.
- c. Minimum Building Setback from Interior Streets. All buildings shall be located a minimum of twenty (20) feet from the curb line of any street located within the tract boundaries, except where contiguous sidewalks and off-street parking spaces are provided, in which case the twenty foot building setback shall be measured from the inside edge of the sidewalk.
- d. Minimum Distance Between Principal Buildings. In the planned age-restricted community, the following shall be the minimum distance between buildings:
 - (1) The front of one building to the front of another building: 75 feet.
 - (2) The front of one building to the side of another building: 40 feet.
 - (3) The front of one building to the rear of another building: 75 feet.
 - (4) The side of one building to the side of another building (other than an attached unit): 20 feet.
 - (5) The side of one building to the rear of another building: 40 feet.
 - (6) The rear of one building to the rear of another building: 60 feet.

- e. Buffer Areas. The applicant shall maintain a buffer area along the tract boundary that shall not be less than forty (40) feet deep except where adjacent to publicly owned parklands or preserved open space, in which instance the required buffer shall not be less than ten (10) feet deep, all as regulated by Section 25-10.15.11.3.d.
- f. Permitted Projections. Chimneys, bay windows, overhangs and other building protrusions shall be permitted to encroach up to four (4) feet, and decks and patios shall be permitted to encroach up to ten (10) feet within the required setbacks from the tract boundary and within the required areas between buildings. No such projections or encroachments, however, shall be permitted within required buffer areas, and no overhang, deck or patio shall be permitted to encroach within the required setback from interior streets.
- g. Maximum Building Coverage. The maximum coverage for all buildings on the tract shall be twenty-five (25%) percent.
- h. Maximum Improved Coverage of the Tract. The maximum improved coverage by all buildings and man-made improvements on the tract shall be sixty (60%) percent.
- i. Common Open Space. At least twenty-five (25%) percent of the total land area of the tract within the PARC district shall be designed for and devoted to common open space. In computing the twenty-five (25%) percent requirement, common recreation areas accessory to the residential use and required buffer areas shall be included; as well as the community building and any paved areas or buildings devoted to open space and recreational use. Excluded from the twenty-five (25%) percent requirement shall be dwelling unit buildings, roadways, parking areas not reserved for the community building and accessory recreational facilities, and any area located within ten (10) feet of such buildings, roadways and parking areas.
- j. Maximum Building Height. The maximum height of all buildings shall be three stories or forty (40) feet, whichever is less. In the event that a walkout lower level is provided on the downhill side of a building, such level shall not be considered a story for purposes of administering this requirement. Building height shall be measured for each dwelling unit, and shall be measured from the average finished grade at the base of each unit to the highest evaluation of the roof of such unit, exclusive of chimneys, cupolas, antennas, vents, etc.
- k. Architectural Principles. Creative architectural design is favored. However, to the greatest practicable extent, such creativity shall be effected to foster and compliment a sense of order and organization in the built environment instead of disjointed and haphazard development. Every developer shall seek to design buildings in a manner which is consistent with or complimentary of the prevailing and desirable patterns in a particular community or neighborhood. The following criteria shall be considered:
1. Where large structures are required, massing and blank walls shall be avoided as much as possible and, where necessary, relieved by variation and architectural relief and details. Excessively expansive blank walls are prohibited. Building designs should incorporate details such as masonry chimneys, cupolas, dormers, and similar features of architectural appeal. Architectural treatments shall be applied to all exposed surfaces, inclusive of exposed foundation walls on walkout buildings.
 2. Mechanical equipment or other utility hardware on roofs, the ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located so as not to be visible from any public ways.
 3. Building components, such a windows, doors, eaves and parapets, shall be in proportion to one another.
 4. Roof shape and material shall be architecturally compatible with the rest of the building and shall reflect surrounding patterns. Unless necessary pursuant to construction, architectural, engineering or safety standards, flat roofs shall be prohibited. Mansard roofs are discouraged except to soften or otherwise improve the appearance of a predominantly flat roof. Gable, hip, and gambrel roofs are favored.
 5. Materials shall be selected for suitability to the type of buildings and the design in which they are to be used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 6. Colors shall be selected to be harmonious. Only compatible accent colors shall be used. Building colors should reflect earth tones or historical colors. Accent or complimentary colors, harmonizing with the main color, may be used for trim, awnings and other accents. Metal awnings are prohibited.
 7. Exterior lighting shall be designed to enhance the building design and the adjoining landscape. Lighting features and fixtures shall be of a design and size compatible with the building and adjacent areas.

25-10.15.11.3 Additional Requirements for Planned Age-Restricted Community. In addition to the conditional use requirements set forth in Section 25-10.15.11.1 and the area, yard and bulk requirements in Section 25-10.15.11.2 above, the following additional requirements shall apply to any Planned Age-Restricted

Community. The following requirements shall not be considered to be conditional use requirements, and relief therefrom shall not require a “D” variance from the Planning Board:

- a. **Street Requirements.** The requirements of N.J.A.C. 5:21 et seq. (Residential Site Improvement Standards) shall govern the design of streets.
- b. **Off-Street Parking Requirements.** Within the planned age-restricted community, parking spaces shall be provided for each dwelling unit in accordance with N.J.A.C. 5:21 et seq. (Residential Site Improvement Standards).
- c. **Emergency Facilities.** Any planned age-restricted community shall be suitably designed to facilitate emergency access by police, fire fighting and ambulance service vehicles.
- d. **Buffer Areas.**
 1. No use or structure shall be permitted within the required buffer area except for the following, and only when it is demonstrated by the developer that such use and/or structures must be located within the buffer area in order to reasonably accommodate the permitted development. In the event such structures reduce the effectiveness of the required buffer below that intended by this section, the Planning Board may at its discretion require supplemental planting or screening methods within or outside the required buffer area.
 - a. Fences, freestanding walls and retaining walls.
 - b. Streets and other access improvements providing direct access to the tract from a roadway located outside the tract boundary.
 - c. Detention, retention and drainage facilities and utility structures.
 2. Buffer area depth shall be measured horizontally and at right angles to a lot or street line or the tangent line of a curved lot or street line.
 3. Within the open space buffer the developer shall maintain a landscape screen containing mixed deciduous and coniferous trees and shrubs of sufficient density to provide a year-round visual screen.
 4. Except for existing preserved or transplanted vegetation, evergreen trees shall be a minimum of six (6) feet in height when installed. All deciduous trees shall be two and one-half (2 ½) inches in caliper when installed. At least twenty-five (25%) percent of all deciduous trees shall be of a species native and indigenous to the area. Shrubs used in screen planting shall be at least two (2) feet in height when installed. All plant material, except preserved vegetation or vegetation transplanted from within the tract, shall be nursery stock and shall be free of insects, disease, deformities and damage. Any plant material that does not survive in vigorous condition shall be replaced within two years or two growing seasons of installation, at the discretion of the Planning Board.
- e. **Utility and Drainage Improvements.** The planned age-restricted community shall be served by public water and public or DEP approved on-site sanitary sewerage systems. All utility improvements, including but not necessarily limited to storm drainage systems, sanitary sewerage collection and disposal systems, water supply and distribution systems, gas, electric, telephone and cable television utilities shall be subject to review and approval by the Township in accordance with the standards and procedures established at N.J.A.C. 5:21 et seq. (Residential Site Improvement Standards), by the New Jersey Department of Environmental Protection and appropriate County and other State agencies, where applicable. Water supply and distribution facilities shall also be subject to review and approval by the Township Engineer, Fire Official and Water Department.
- f. **Fences and Walls.** Fences, wall, and retaining walls shall be permitted in required yards, as approved by the Board, provided that no fence or freestanding wall shall exceed six (6) feet in height, unless located in the front yard between a principal building and any street or roadway, in which case no fence or freestanding wall shall exceed four (4) feet in heights. Retaining walls may exceed six (6) feet in height, provided that the Planning Board may in appropriate situations require such walls to be terraced and/or landscaping to be planted in front of such walls in order to reduce their visual impact.
- g. **Signs.** One two-sided project sign shall be permitted. The sign shall be ground mounted and located at least twenty (20) feet from the curb line of any street. The area of each side of the sign shall not exceed thirty-two (32) square feet. Any lighting of the sign shall be designed to avoid glare. The color, design and material of the sign shall be reflective of the color, design and material of the residential buildings on the site.
- h. **Accessibility for the Handicapped.** The development shall be designed in accordance with the applicable standards for accessibility and/or occupancy by handicapped persons promulgated by the federal government or the State of New Jersey or through their respective departments or agencies having jurisdiction in such matters.

i. Community Building. The community may have a community building that may include, but not limited to, a kitchen, offices, recreation and social activity rooms, an a multi-purpose room designed for social activities. The following requirements shall apply to the community building facility:

1. The height of the community building shall not exceed two (2) stories or thirty-five (35) feet. The community building shall provide a minimum of 1500 total square feet or 20 square feet of floor space per housing unit, whichever is greater.

2. One parking space for every six dwelling units shall be provided at the community building. Parking for the disabled shall be provided as required by State and Federal law.

3. No more than fifty percent (50%) of the dwelling units shall receive certificates of occupancy unless and until the community building shall have been completed an open to residents of the community.

j. Gatehouse. One gatehouse shall be permitted. The height of the gatehouse shall not exceed eighteen (18) feet. The gross floor area of the gatehouse shall not exceed three hundred (300) square feet. The color, design and material of the gatehouse shall be reflective of the color, design and materials of the residential buildings on the site.

k. Homeowner's/Condominium Association. The applicant shall establish a homeowner's or condominium association for the planned age-restricted community. The documents establishing and governing the homeowner's or condominium association shall be submitted with the development application for the review and approval of the Planning Board. The association shall own and be responsible for the maintenance, repair and reconstruction of all commonly owned buildings, facilities and lands. At a minimum all such lands shall include recreational areas, open space, and drainage facilities required by the Planning Board. Notification of the ownership and maintenance responsibilities of the homeowner's association for all recreation, security facilities and undeveloped open space shall be included in the contract of sale and deed of each residence."

SECTION 3. The Township Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

SECTION 4. This Ordinance may be renumbered for codification purposes.

SECTION 5. All ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

Ordinance 08-14 Combining Community Committee and Recreation Committee

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to open the public hearing on this ordinance. Seeing no discussion from the Council or the Public, Mr. Bloom closed the public hearing.

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to adopt the ordinance. The roll was called and the ordinance was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

BE IT ORDAINED, by the Township Council of the Township of Mine Hill, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. Chapter 2.13 of The Revised General Ordinance of the Township of Mine Hill shall be retitled "Community and Recreation Advisory Committee and is hereby amended to read in its entirety as follows:

2.113 Community and Recreation Advisory Committee

2.113.010 Establishment; composition; terms; organization.

The Community and Recreation Advisory Committee shall consist of up to thirteen (13) voting members to be appointed by the Mayor with the advice and consent of the Council. Members shall be appointed annually for a two year term. Members of the Committee shall serve without compensation. The Committee shall designate one (1) of its members to serve as chairperson and presiding officer of the Committee. The Committee is authorized to adopt bylaws governing its procedural operations.

2.113.020 Powers and duties.

The Community and Recreation Advisory Committee shall advise the Administration and Township Council concerning the planning, implementation, and promotion of social service programs, community building programs, and recreation programs and facilities. It is understood that the Community and Recreation Advisory Committee will act merely in an advisory capacity and shall not have the power to bind the Township in any manner.

2.113.030 Director of Community Programs.

The Mayor, with the advice and consent of the Council, may appoint a Director of Community Programs to administer social service and community building programs.

SECTION 2. This Ordinance may be renumbered for codification purposes.

SECTION 3. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect as required by law.

Ordinance 09-14 Amendment to Beach Fees Ordinance

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to open the public hearing on this ordinance. Seeing no discussion from the Council or the Public, Mr. Bloom closed the public hearing.

A motion was made by Ms. Kanzenbach and seconded by Mr. Willis to adopt the ordinance. The roll was called and the ordinance was adopted by the following vote:

- Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
- Nays: none
- Absent: none
- Abstentions: none

BE IT ORDAINED by the Mine Hill Township Council, County of Morris, State of New Jersey, as follows:

SECTION 1. Definitions

For the purposes of this Ordinance, the following definitions shall apply:

Adult: Persons at least 18 years of age.

Child: Persons between 2 and 17 years of age; children under the age of 2 may accompany adults to the beach free of charge.

Couple: Two persons between 18 and 64 years of age who are married to or in a civil union with each other.

Family: "Family" consists of parent(s) and minor children (grandparents, grandchildren, aunts, uncles, nieces, nephews, etc. may purchase individual passes as applicable to their age).

Resident: Persons residing within the municipal boundaries of the Township of Mine Hill and the Borough of Wharton

Seniors: Persons age 65 and older

SECTION 2. The following fees are hereby established for the use of the Municipal Beach in the Township of Mine Hill:

BEACH MEMBERSHIP

	<u>Resident</u>	<u>Non-Resident</u>
Family Membership	\$125.00	\$250.00
Couple Membership	\$100.00	\$200.00
Individual Adult Membership	\$ 75.00	\$150.00

Individual Child Membership*	\$ 25.00	\$ 50.00
Senior Membership	\$ 25.00	\$ 50.00

*Requires the purchase of a Family, Individual Adult or Senior Membership to accompany the Child

NON-MEMBER DAILY FEES

	<u>Resident</u>	<u>Non-Resident</u>
Adults/Children/Seniors	\$ 5.00	\$ 10.00

BOAT REGISTRATION FEES (all boat fees are per boat for the season; boat fees do not include beach membership)

All Municipal Beach Members:	\$ 25.00
Non-Members	\$ 50.00

SECTION 3. Promotional Days

There are allowed to be up to three no fee promotional days at the discretion of the Director of Community Programs to encourage membership.

SECTION 4. Beach Rules

All persons utilizing the beach, members and non-members, will be subject to the “Beach Rules” as established and amended from time to time by the Township Council with the advice of the Director of Community Programs. Said rules shall be posted at the beach and made available to the public through the Municipal Clerk’s office.

SECTION 5. Boating Rules

Upon payment of the Boat Registration Fee, each Boat Applicant shall read and sign a copy of the “Boating Rules”. One signed copy of the Rules shall be given to the applicant, and another shall be filed with the Municipal Clerk. No Boat Registration Permit shall be issued until a signed copy of the “Boating Rules” has been filed.

SECTION 6. All ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 8. This ordinance shall take effect 20 days after final passage and approval by the Mayor and upon publication in the manner provided by law.

Ordinance 10-14 Salary Ordinance

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to open the public hearing on this ordinance.

Rich Leary of West Randolph Avenue expressed his beliefs that the subject of a full time Mayor should have been raised in public sooner and that it is not consistent with the Township Code. Mr. Oostdyk corrected Mr. Leary that the Code does not allow the Mayor to serve as a department head. Under Mr. Leary’s administration, the Township Administrator served as the head of every department. Mr. Morris has already decentralized this task and has made each department its own department head. Mr. Oostdyk added that this ordinance does not make the Mayor into the Township Administrator, but rather reassigns administrative duties to the Mayor.

Gary Colucci of Williams Street expressed his belief that the move to a full time Mayor is a drastic measure that should have had more discussion. Mr. Morris responded that shared services with the County did not pan out and that no person who was interviewed for the position of Administrator would take the job for a reasonable amount of money, so this option was considered.

John Paschal of Thomastown Road remarked that the Township Administrator before Mr. Thompson was making \$130,000/year plus benefits. Mr. Morris is willing to do the job and has been doing so for very little money. He believes that this is a great money saving opportunity for the Township.

Ms. Kanzenbach noted that she has been impressed with Mr. Morris and stands behind this decision 100% to save the Township money.

Mr. Coranato expressed his belief that this decision is best for the Township.

Mr. Willis noted that the Township Administrator is a Mayoral appointment and it is the Mayor’s prerogative not to appoint an administrator if he so chooses.

Mr. Pepperman remarked that Mr. Morris has done an excellent job and has put in a lot of unpaid hours.

Mr. Bloom reported that he has received several letters of support from residents. He added that the Township’s form of government allows it and that it is a prudent cost saving measure.

Seeing no further discussion from the Council or the Public, Mr. Bloom closed the public hearing.

A motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to adopt the ordinance. The roll was called and the ordinance was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MINE HILL, IN THE COUNTY OF MORRIS, NEW JERSEY AS FOLLOWS:

Division of Administration:	Minimum Salary	Maximum Salary
Mayor - Part Time	\$0.00	\$7,000.00
Mayor - Full Time*	\$47,000.00	\$57,000.00
Council President	\$0.00	\$3,000.00
Council Member	\$0.00	\$3,000.00
Council Member	\$0.00	\$3,000.00
Council Member	\$0.00	\$3,000.00
Council Member	\$0.00	\$3,000.00
Administrator (* not filled if Full Time Mayor)	\$0.00	\$0.00
Administrative Clerk	\$2,500.00	\$30,000.00
Administrative Assistant	\$3,000.00	\$7,500.00
Clerical Assistant	\$8.50	\$20.00
Chief Financial Officer	\$5,000.00	\$50,000.00
Assistant to the CFO	\$0.00	\$30,000.00
Treasurer	\$10,000.00	\$50,000.00
Purchasing Manager	\$2,000.00	\$6,000.00
Human Resource Director	\$2,000.00	\$10,000.00
Township Clerk	\$40,000.00	\$60,000.00
Deputy Township Clerk	\$0.00	\$30,000.00
Registrar of Vital Statistics	\$0.00	\$2,000.00
Deputy Registrar of Vital Statistics	\$0.00	\$600.00
Alternate Deputy Registrar of Vital Statistics	\$0.00	\$600.00
Health Department Coordinator	\$0.00	\$2,000.00
Seasonal Help - Department of Public Works	\$8.50	\$18.00
Division of Taxation:	Minimum Salary	Maximum Salary
Tax Assessor	\$12,000.00	\$25,000.00
Tax Collector	\$25,000.00	\$35,000.00
Division of Construction:	Minimum Salary	Maximum Salary
Construction Technical Assistant	\$15,000.00	\$40,000.00
Construction Secretary	\$0.00	\$18,000.00
Zoning Official	\$2,000.00	\$25,000.00
Zoning Official	\$2,000.00	\$25,000.00
Code Enforcement and Housing Officer	\$5,000.00	\$15,000.00
Emergency Management Coordinator	\$1,500.00	\$3,000.00
Construction Official	\$10,000.00	\$22,000.00
Electrical Subcode Official	\$5,000.00	\$12,000.00
Elevator Subcode Official	\$100.00	\$300.00
Fire Subcode Official	\$4,000.00	\$8,500.00
Plumbing Subcode Official	\$5,000.00	\$13,000.00
Building Subcode Official	\$2,000.00	\$6,000.00

MINUTES OF THE MINE HILL TOWNSHIP COUNCIL
REGULAR MEETING – March 6, 2014

15-2014-03-06

Building Inspector	\$2,000.00	\$6,000.00
Fire Safety Inspector	\$8.50	\$25.00
Smoke Detector Inspector	\$30.00	\$30.00
Administrator/Planning Board	\$3,000.00	\$6,000.00
Construction Records Clerk	\$8.50	\$20.00
Recording Clerk/Planning Board	\$1,500.00	\$3,000.00
Recording Clerk/Board of Adjustment		

Division of Community Programs:	Minimum Salary	Maximum Salary
Director of Community Programs	\$0.00	\$26,000.00
Beach Manager	\$8.50	\$20.00
Lifeguards	\$8.50	\$15.00
Snack Bar Employees	\$8.50	\$12.00
Bus/Van Drivers	\$8.50	\$25.00
Crossing Guards	\$10.00	\$25.00
Township Historian	\$0.00	\$1,000.00

Division of Water:	Minimum Salary	Maximum Salary
Administrator	\$1,000.00	\$20,000.00
Water Collector	\$10,000.00	\$20,000.00
Water Secretary	\$5,000.00	\$7,500.00
Water Treasurer	\$7,500.00	\$15,000.00

Division of Sewer:	Minimum Salary	Maximum Salary
Sewer Administrator	\$1,000.00	\$8,000.00
Sewer Collector	\$5,000.00	\$8,000.00
Sewer Treasurer	\$2,000.00	\$6,000.00
Sewer Allocation Officer	\$2,000.00	\$5,000.00

Special District Division:	Minimum Salary	Maximum Salary
Special District Administrator	\$1,000.00	\$10,000.00
Special District Secretary	\$12,000.00	\$15,000.00
Special District Treasurer	\$2,000.00	\$6,000.00
Recycling Coordinator	\$1,500.00	\$2,500.00

* The position of Full Time Mayor is in place of a full-time, separate Administrator. The Full Time Mayor assumes the responsibility for tasks that are typically performed by the Administrator including being accessible to Township staff and residents during regular Township business hours. The Full Time Mayor cannot be employed for more than 10 hours/ week by any other organization (public, private, or self-employed). If the Mayor changes status from full-time to part-time, the Council will amend this ordinance to add a salary range for the position of Administrator.
Department of Public Works Personnel (Foreman, Operator, Laborer, and Maintenance) shall be compensated in accordance with the contract negotiated and in effect between the Township of Mine Hill and the International Brotherhood of the Teamsters Local #102.

Section 2. All ranges of salaries or compensation herein above fixed shall be effective January 1, 2014. When an hourly rate is stated, payment shall be made on the basis of properly approved time sheets. All salaries shall be payable bi-weekly except for Council members, the Emergency Management Coordinator and the Elevator Subcode Official, who shall be paid quarterly.

Section 3. All Ordinances inconsistent with the Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect after final passage and in accordance with law.

ADMINISTRATIVE AGENDA

Mr. Morris reported that work has begun on the Dolores Walking Path. The County is very happy with the work so far, and work will continue when the weather breaks.

Mr. Morris noted that he met with NJDEP and RVRSA to discuss sewers. All options for sewers are being investigated at this time.

Mr. Morris complimented the DPW, Police and emergency services on a job well done through a rough winter.

Mr. Morris reported that he is working with the American Legion to get a new monument in front of Town Hall before Memorial Day.

REPORTS OF COUNCIL LIAISONS

Recreation Committee

No report.

Board of Education

It was noted that the Council attended Dover’s BOE meeting to commend them for achieving Blue Ribbon status. It was also noted that days have been taken back from spring break due to snow days.

Fire & First Aid

Mr. Pepperman deferred to Edna Deacon who thanked the DPW and Police for their help with First Aid calls during inclement weather. 27 calls were answered in the month of February.

Mr. Pepperman noted that the Fire Department is buying two new sets of turnout gear.

Police

Mr. Pepperman reported that the Police issued 75 summonses and made 11 arrests in January, and issued 93 summonses and made 7 arrests in February.

Open Space Committee

No report.

Planning Board

Mr. Willis noted that the Board is currently hearing one C variance and one D variance.

Community Block Development Grant Committee

Ms. Kanzenbach attended this meeting.

OPEN TO THE PUBLIC

None at this time.

INTRODUCTION OF ORDINANCES

None.

CONSENT RESOLUTIONS

A motion was made by Ms. Kanzenbach and seconded Mr. Willis to approve the consent agenda. The roll was called and the consent agenda was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

Resolution 036-14 Redemption of a Third Party Tax Lien – Block 1607, Lot 5

WHEREAS, Tax Sale Certificate #2013-022, was sold to US Bank Cust. For BV001 Trust on October 24, 2013 on Block 1802, Lot 5 known as 10 Bissell Street; and

WHEREAS, the amount required to redeem was received by the Tax Collector on the aforementioned property.

NOW, THEREFORE, BE IT RESOLVED, BY THE Township Council of the Township of Mine Hill in the County of Morris, and State of New Jersey, that the Treasurer shall refund \$783.81 to US Bank Cust. For BV001 Trust. This amount includes the redemption amount of \$383.81 and the return of the premium paid at the time of sale in the amount of \$400.00

Total \$783.81

US Bank Cust. For BV001 Trust

50 S 16th St. Ste. 1950

Philadelphia, PA 19102

Resolution 037-14 Redemption of a Third Party Tax Lien – Block 1802, Lot 1, C0104

WHEREAS, Tax Sale Certificate #2013-026, was sold to US Bank Cust. For BV001 Trust on October 24, 2013 on Block 1802, Lot 1, Qualifier C0104 known as 400-04 E Randolph Ave.; and

WHEREAS, the amount required to redeem was received by the Tax Collector on the aforementioned property.

NOW, THEREFORE, BE IT RESOLVED, BY THE Township Council of the Township of Mine Hill in the County of Morris, and State of New Jersey, that the Treasurer shall refund \$3,747.05 to US Bank Cust. For BV001 Trust. This amount includes the redemption amount of \$1,947.05 and the return of the premium paid at the time of sale in the amount of \$1,800.00

Total \$3,747.05

US Bank Cust. For BV001 Trust
50 S 16th St. Ste. 1950
Philadelphia, PA 19102

NON-CONSENT RESOLUTIONS

Resolution 038-14 Raffle License Approval – Mine Hill Soccer Club

A motion was made by Ms. Kanzenbach and seconded by Mr. Willis to approve the resolution. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

BE IT RESOLVED by the Township Council of the Township of Mine Hill, in the County of Morris and State of New Jersey that a License be issued to Mine Hill Soccer Club for an Off-Premise Cash Raffle (50/50) to be drawn on June 14, 2014.

BE IT FURTHER RESOLVED, that the municipal license fee be and is hereby waived.

Resolution 039-14 Acceptance of New Fire Department Member – Philip E. Wilk, Jr.

A motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to approve the resolution. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

BE IT RESOLVED by the Township Council of the Township of Mine Hill in the County of Morris and State of New Jersey that the Township Council accepts the following new (returning) members of the Mine Hill Township Fire Department:

Philip E. Wilk, Jr.

NEW & OLD BUSINESS

Mr. Morris reported that the Township has been pressured by various sports organizations for the Township to make a donation, which is not legal. These groups are discussing charging Mine Hill residents more to participate in these sports because the Township won't donate. If that actually does happen, Mr. Morris intends to have these groups audited.

Mr. Coranato asked if any progress had been made looking into use of LED signs. Mr. Oostdyk responded that he is looking into what rules can be applied by ordinance and will discuss the matter further at a future meeting.

OPEN TO THE PUBLIC AND COUNCIL COMMENTS

None at this time.

18-2014-03-06

MINUTES OF THE MINE HILL TOWNSHIP COUNCIL
REGULAR MEETING – March 6, 2014

ADJOURNMENT

There being no further business, a motion was made by Mr. Pepperman and seconded by Ms. Kanzenbach to adjourn the meeting at 9:00 PM. The motion was approved by a voice vote.

Respectfully Submitted,

Amanda G. Macchia, RMC
Mine Hill Municipal Clerk

Approved on this _____ day of _____, 20____

Council President