

**MINUTES
OF THE MAYOR AND COUNCIL MEETING,
BOROUGH OF HOPATCONG,
HELD AT THE MUNICIPAL BUILDING, 111 RIVER STYX ROAD
HOPATCONG, NEW JERSEY
AUGUST 1, 2018
OPEN PUBLIC MEETING 7:30 PM**

CALL TO ORDER: Announce Quorum

OPEN PUBLIC MEETINGS ACT STATEMENT: Mayor Francis stated "This meeting is held in accordance with the 1975 Open Public Meetings Act, NJSA 10:4-6 et seq., annual notice having been forwarded to the New Jersey Herald/New Jersey Sunday Herald, and posted on the bulletin board maintained in the Municipal Building for public announcements." (Mayor noted fire exits)

ROLL CALL: The Clerk called the roll and the following members were present: Councilman Bunce, Councilman Hoferkamp, Councilman Padula, Councilman Schindelar, Councilman Young and Mayor Francis.

Absent: Councilwoman Galate

MOMENT OF SILENT REFLECTION AND PLEDGE OF ALLEGIANCE: Mayor Francis invited all present to salute the flag and to remain standing for a moment of silence.

Public Hearing – Grant Application 2018 USDA Section 533 Housing Preservation Grant

Councilman Young made a motion to open the meeting to the public to discuss the 2018 USDA Section 533 Housing Preservation Grant. The Program will provide Repairs and Rehabilitation Activities for Single Family Housing of Low Income Households. Seconded by Councilman Padula. All were in favor.

Councilman Young made a motion to close the meeting to the public and return to the regular order of business. Seconded by Councilman Padula. All were in favor.

Resolution #2018-148 – Submission of USDA Housing Preservation Grant

Councilman Young made a motion to adopt a resolution authorizing the submission of an application for the USDA Housing Preservation Grant. Seconded by Councilman Padula.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: None Abstentions: None

COMMITTEE REPORTS: Mayor Francis allowed each member of the Council, to present their respective committee reports.

Councilman Hoferkamp reported that August 9th, from 9:00 am to 1:00 pm is Senior Day at the Fair. We will have two seniors representing the Borough for the title of "Senior of the Year" for the County. Councilman Hoferkamp also stated that November 9th will be the Lake Cleanup. It corresponds with the five year drawdown.

Councilman Young reported that the Policing Training Committee is getting estimates to have some trees removed. He reported that the Recreation Committee and the Environmental Committee hasn't met since the last meeting. They both participated in Hopatcong Days which was a huge success. He stated that the Municipal Alliance is working on programs such as a "Bike Rodeo", "Parents who host, lose the Most", and "Every 15 Minutes". He also stated that the Girls on the Run, and Hero Boy programs will be starting again. Councilman Young stated that the clothing bin has been put up at the Senior Center. A new member will be starting an outreach program for suicide prevention. He stated that KidFest will be this Saturday, August 6th. It is run by 6 local

churches. The last movie night was on July 21st and like the seven before it, it was raining.

Councilman Young announced the names of the Miss Hopatcong pageant (sponsored by the Warriors) winners:

Mini Miss---Bailey Sherlock
Mini Mr.---Caleb Grieco
Little Miss--Jacqueline Rosado Wilk
Little Mr--.Ryan O'Sullivan
Junior Miss--Charlotte Whritenour
Miss Hopatcong--Samantha Schuman

Miss Hopatcong will be competing at the "Queen of the Fair" pageant.

Councilman Young stated that the Volleyball game held on the Sunday after Hopatcong Days was very successful. There were 42 participants.

Councilman Padula stated that the abatement ordinance is on the agenda this evening for consideration. He also stated that he and John Ruschke are reaching out to Seton Hall.

PUBLIC COMMENT:

Councilman Young made a motion to open the meeting to the public for any questions or comments concerning items on the agenda for which no public discussion is provided. (Comments limited to 5 minutes). Seconded by Councilman Hoferkamp. All were in favor.

Willa Scantlebury, 227 Hudson Avenue, addressed the Council regarding the water ordinance.

Mayor Francis stated that it is the first step in acquiring funding from NJIB if we choose to go forward with the project. The NANO grant allows for ½ of the money loaned to be forgiven, ¼ at 0% interest and the other ¼ at a low interest rate. It is designed for funding for small water companies such as ours. Applying will show them that we are serious about the project and have the money to complete it.

Greg Rogers, 229 Hudson Avenue, asked why this is being considered in the first place if only a few residents had issues with water last year. The problem was only temporary. He stated that in 50 years his residence has only had an issue twice. He stated that the town may be bonding a lot of money unnecessarily. He said that the town hasn't contacted the residents with any information regarding the proposed water line. He respectfully asked that the Council reconsider the project.

Mayor Francis stated that this is only the first step – we are not digging any ditches yet. He stated that the project isn't being considered only because a few residents didn't have any water last year. He stated that this water line will connect two Borough wells and that it will loop the system. He stated that this will be beneficial in case something happens to the line on the River Styx Bridge. This project will be funded by the water utility, not general taxation. According to our ordinance, residents will not be required to hook up to the water system, even if the line is constructed.

The Mayor stated that the town has to consider taking advantage of this program while it is available. We have to have long range vision for the water system as a whole.

Emad Zaky, 237 Hudson Avenue, stated that he is concerned that if the town doesn't construct the line, and his well goes dry, then he will not have any water. He can't drill a new well because of the lines in the right of way.

David Harris asked what property was for the tax abatement ordinance and was told that it is for the new townhouses by the River Styx Bridge. He asked about the hunting resolution and was told that it was for the Natural Area Preserve. He also asked about the resolution to purchase vehicles and was told that they are for the DPW and Water/Sewer Department.

Mara Modes asked what the town is getting out of giving the abatement to the townhouse development.

Mayor Francis stated that Title 40 allows a municipality to give tax abatements to encourage development. There will be a financial agreement with the developer. The Payment in Lieu of Taxes will be based on the total assessment of the improvements. Based on that number, the first year the developer will pay nothing and the following years they will pay 20%, 40%, 60% and 80%. During the sixth year they will pay 100% and be on the tax rolls. The idea of the abatements is to encourage development. The town will not be losing money because if there were no improvements they would only be paying taxes on the land anyway.

Ms. Modes commented on the timing of the abatement since the project is already built.

Councilman Padula stated that the process takes a long time and needs many approvals.

Terri Walker, Staten Trail, asked if just the water customers would be responsible for the cost of the water line and Mayor Francis responded yes.

Phil Howard, 223 Hudson Avenue, asked if they would be required to hook up and the Mayor reiterated that they will not be obligated to hook up to the water. The sewer ordinances do require that you hook up to the sewer if it is available.

After giving all persons present an opportunity to address the Governing Body, Councilman Young made a motion to close the meeting to the public and return to the regular order of business. Seconded by Councilman Padula. All were in favor.

APPROVAL OF MINUTES:

Councilman Young made a motion to approve the meeting minutes of the Regular Meeting held on July 11, 2018. Seconded by Councilman Hoferkamp.

Upon roll call vote:

Ayes: Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None.

ADMINISTRATOR'S REPORT: At this time, Borough Administrator, Ron Tappan, presented his report for the meeting of August 1, 2018. He stated that we are doing a lot of paving in town and that tomorrow we will be paving up in Northwood. 4 roads have already been done.

CONSENT AGENDA: Mayor Francis requested that all persons present review the consent agenda. If any member of the Council or public wishes an item on the consent agenda to be discussed and considered separately, a motion to this effect shall so be made at this time.

After all persons have had an opportunity to review the consent agenda and offer requests for changes, Councilman Young made a motion to approve the consent agenda. Seconded by Councilman Padula.

CORRESPONDENCE (ACCEPTANCE FOR FILING ONLY OF THE FOLLOWING):

REPORTS (ACCEPTANCE FOR FILING OF THE FOLLOWING):

1. Zoning Department Report: June 2018.
2. Tax Collector's Report: June 2018.

APPLICATIONS (APPROVAL OF THE FOLLOWING):

1. Hopatcong Fire Department Application – Aaron Depack
2. Hopatcong Fire Department Application – Joshua Aiello

RESOLUTIONS (APPROVAL OF THE FOLLOWING):

1. Resolution # 2018-150: Outside Lien Redemption, Blk: 50410 Lt: 16.
2. Resolution # 2018-153: Outside Lien Redemption, Blk: 40409 Lt: 8.
3. Resolution # 2018-154: Tax Refund Overpayment, Blk: 30902 Lt: 6.
4. Resolution # 2018-155: Tax Refund Overpayment, Blk: 30503 Lt. 1.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

INTRODUCTION OF ORDINANCES:

Introduction Ordinance #15-2018 – Tax Exemption, 468 River Styx Road

Councilman Padula made a motion to introduce an ordinance entitled “AN ORDINANCE OF THE BOROUGH OF HOPATCONG, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY AUTHORIZING A FIVE (5) YEAR TAX EXEMPTION ON THE ASSESSED VALUE OF NEW IMPROVEMENTS WITH RESPECT TO THE PROPERTY LOCATED AT 468 RIVER STYX ROAD, WHICH PROPERTY IS IDENTIFIED AS BLOCK 30703, LOT 11 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF HOPATCONG, PURSUANT TO THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40a:21-1 ET SEQ.”. Seconded by Councilman Schindelar.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

FINAL READING: SEPTEMBER 5, 2018

Introduction Ordinance #16-2018 – Bond Ordinance – Various Water Utility Improvements

Councilman Young made a motion to introduce an ordinance entitled “A BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF HOPATCONG, IN THE COUNTY OF SUSSEX, STATE OF NEW JERSEY, APPROPRIATING \$1,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OR NOTES TO FINANCE THE COST THEREOF”. Seconded by Councilman Schindelar.

John Ruschke discussed the proposed line on Hudson and why he believes that it is necessary. He discussed things such as pressure, fire protection and the benefits of looping the system. He stated that the Borough took over a lot of private systems and that they need to have improvements done so that there is adequate pressure, and in some places, adequate fire protection.

Councilman Padula stated that Mr. Ruschke’s report shows that we can’t get rid of the pipe on the bridge, which was one of the reasons for even considering the new pipe on Hudson Avenue.

Mr. Ruschke stated that this will provide a backup in case the County needs to repair the bridge, which they have indicated is scheduled sometime in the future. He stated that it is important to secure funding just in case the Borough wants to move forward with the project.

Lorraine Rossetti, CFO, outlined the funding process for the infrastructure program. She reiterated the terms of the loan which were already discussed. She likened the project funding to a construction loan. Once the project is complete then the Borough can go out for bonding. Because we will be providing water to existing customers, the Borough is eligible for the funding.

Mr. Ruschke stated that the argument can be made that the changes in pressures for the system will be minimal, but that he recommends that we move forward with trying to fund the project through this program. The Borough is under no obligation to go ahead with it if we don’t get the money.

Ms. Rossetti stated that this ordinance only puts the process in motion and that if the Council so decides not to move forward then she will not begin the bonding process.

Mayor Francis stated that if the Borough decides to move forward, then we will have a more complete system. This ordinance in no way commits us to anything.

Mr. Ruschke thanked Senator Oroho for all of his help in trying to get us funding.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Schindelar, Young Present: Padula

Nays: None Absent: Galate Abstentions: None

FINAL READING: SEPTEMBER 5, 2018

ADOPTION OF ORDINANCES:

RESOLUTIONS:

Resolution #2018-147 – Submission of Transportation Alternatives Set-Aside Application

Councilman Bunce made a motion to adopt a resolution authorizing the submission of an application to the New Jersey Department of Transportation through the 2018 Transportation Alternatives Set-Aside Program. Seconded by Councilman Schindelar.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-149 – 2017-2018 Liquor License Renewal

Councilman Schindelar made a motion to adopt a resolution renewing a 2017-2018 Liquor License. (Shital Megha Corporation – Pocket License) Seconded by Councilman Padula.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-151 – Payment of Bills

Councilman Bunce made a motion to adopt a resolution authorizing the payment of bills for the meeting of August 1, 2018. Seconded by Councilman Young.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-152 – Award of Professional Services – Appraisal Systems

Councilman Young made a motion to adopt a resolution authorizing an award of a professional service contract to Appraisal Systems, Inc. for real estate appraisal and tax appeal consulting services for 2018 tax year, in an amount not to exceed \$9,800.00. Seconded by Councilman Padula.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-156 – Hunting on Municipal Property (Natural Area Preserve)

Councilman Young made a motion to adopt a resolution allowing hunting in the Natural Area Preserve (Municipally owned property) for the 2018-2019 hunting season. Seconded by Councilman Schindelar.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-157 – Purchase of Replacement Vehicles

Councilman Young made a motion is in order to adopt a resolution authorizing the purchase of three replacement vehicles from DFFLM, LLC in an amount not to exceed \$122,671.75. Seconded by Councilman Padula.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-158 – Hiring of Class III Special Officers

Councilman Young made a motion to adopt a resolution authorizing the hiring of 4 Class III Special Law Enforcement Officers, funded by the Hopatcong Borough Board of Education. Seconded by Councilman Padula.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

Resolution #2018-159 – Appointment of Qualified Purchasing Agent

Councilman Young made a motion to adopt a resolution appointing Ron Tappan as the Qualified Purchasing Agent for the Borough of Hopatcong. Seconded by Councilman Hoferkamp.

Upon roll call vote:

Ayes: Bunce, Hoferkamp, Padula, Schindelar, Young

Nays: None Absent: Galate Abstentions: None

OLD BUSINESS:

NEW BUSINESS:

Report of Bond Anticipation Note Sale

At this time the Governing Body acknowledged the Report of Bond Anticipation Note Sale submitted by the CFO.

PUBLIC COMMENT:

Councilman Young made a motion to open the meeting to the public for any questions or comments concerning the good and welfare of the Borough. (Comments limited to 5 minutes). Seconded by Councilman Schindelar. All were in favor.

David Harris asked for an update on the pound.

Councilman Padula stated that the BOH is in the process of reviewing plans and that we have gone out to bid for a new roof and HVAC systems.

After giving all persons present an opportunity to address the Governing Body, Councilman Young made a motion to close the meeting to the public and return to the regular order of business. Seconded by Councilman Hoferkamp. All were in favor.

COUNCIL COMMENTS:

ADJOURNMENT:

Councilman Hoferkamp made a motion to adjourn the meeting of August 1, 2018. Seconded by Councilman Young. All were in favor.