

MINUTES OF THE HARDYSTON TOWNSHIP COUNCIL WORKSHOP MEETING HELD ON JUNE 14, 2011

The meeting was called to order by Mayor Kula, at approximately 7:00 P.M. with the opening statement that the meeting had been duly advertised and met all the requirements of the Sunshine Law. Also present were: Deputy Mayor Miller, Councilwoman Hamilton, Councilman Kievit, Councilman Ross, Manager Marianne Smith, Clerk Jane Bakalarczyk. Township Attorney Fred Semrau arrived at approximately 7:35 p.m.

DISCUSSION ITEMS:

A. Proposed Flood Ordinance

Robert Guerin, Township Engineer, stated that a flood study has been done for the entire State and each County needs to adopt the new flood maps. He stated that in order to adopt the new flood maps, an ordinance needs to be adopted by the municipality. An ordinance has been drafted for the Council's consideration.

B. Authorization of the Submission of Applications to the County for Charitable Solicitation on Behalf of the Fire Department and First Aid Squad

Robert Guerin, Township Engineer, stated that an ordinance needs to be adopted. An ordinance has been drafted for the Council's consideration.

C. Franklin Borough Planning Board Application – Walmart Site Plan

Robert Guerin, Township Engineer stated that he has reviewed the site plan prepared by Bohler Engineering, P.C. for the Walmart Superstore which is proposed to be constructed on the property just north of the Hardyston Elementary School. He stated that he has also visited the site. He stated that overall, he believes that the project as designed should not have a significant impact on the Hardyston Grammar School when completed. He stated that based on his review, the developer is required to arrange meetings with the school district prior to and during the course of construction.

D. Land Donation – Lynn Gilmore – Block 38, lot 3.02 – 8 Old Route 23

Township Manager stated that based on the Township Attorney's review, there are no existing easements, restrictions or judgments which would cause the Township any concern in accepting this donation of land. She also stated that the property owner has requested a waiver of the property taxes effective July 1, 2011. An ordinance to accept this land donation has been drafted for the Council's consideration.

E. Emerald Estates Bonding Status

Township Engineer, Robert Guerin, stated that the developer has requested a three-year extension of time to complete the Emerald Estates improvements. He stated that he has made some minor adjustments to the original bond estimate to make sure the amount of the bond remains adequate to address the remaining improvements.

F. Proposed Affordable Housing Manual

Assistant Planner, Carrine Kaufer, stated that as a requirement of the Township's COAH certification, the Township is required to adopt an affordable housing operating manual, a Market to Affordable Program and an operating manual for the administration of the affordability assistance program. Upon the adoption of the operating manuals, the Township can proceed with the marketing and sale of the 2 units purchased in Ridgefield Commons as part of the Market to Affordable Program. These items have been placed on the regular meeting agenda for the Council's consideration.

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G. Highlands Draft Consistency Review and Recommendations Report

Assistant Planner, Carrine Kaufer provided the Council with a copy of the Draft Consistency Review and Recommendations Report prepared by the Highlands Council and associated documents regarding the Township's Petition for Plan Conformance for municipal review and consideration.

H. County Solar Energy Power Purchase Agreement Opportunity

Township Manager stated that the County is facilitating an opportunity for any government agency or school to consider participating in a globalized solar energy power purchase agreement. After some discussion, it was the consensus of the Council not to participate.

I. Report of Operations – Public Works Department

Township Manager provided the Council with a written report prepared by Robert F. Schultz, Director of Public Works.

J. Littell Community Center – Lease Status

Township Manager stated that another one year lease is being prepared by the State.

K. Proposed Shared Services Contracts

Township Manager stated that the following contracts have been placed on the regular agenda for the Council's consideration:

1. Tax Collection – Franklin Borough
2. Finance – Franklin Borough
3. Fire (Prevention) Official – Hamburg Borough
4. Fire Sub-Code Official – Town of Newton

L. Liquor License Renewals

Township Clerk stated that all of the paperwork is in order for the following licensees and the resolution approving the renewals for the 2011-2012 license year has been placed on the regular meeting agenda for the Council's consideration:

1. Anthony Pignataro Corp.
2. Crystal Springs Beverages, Inc.
3. HGF, Inc.
4. Hamburg Golf Course Beverage, Inc.
5. Grand Cascades Lodge Liquor, LLC
6. Jackelise, Inc.

M. Vernon Shuttle Status

Township Manager provided the Council with information regarding a Vernon Shuttle Service.

N. Recommendation for the Institution of a Lock Box Policy for Commercial Buildings

Council discussed the concept of requiring lock boxes for commercial buildings. This would enable the Fire Department to access the building in case of a fire.

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O. Debt/Bonding Update

Township Manager stated that in 2012 the Township will need to start paying principle on the note that was taken out for some capital projects. She stated that it has been recommended to proceed with permanent financing before the note expires in December.

P. Hardyston 250th Anniversary Update

Township Manager stated that the 250th Anniversary Committee has been very active. She stated that they are planning for next year's Hardyston Day and the Committee is looking into having a 5K followed by a parade with possibly a later start to Hardyston Day and fireworks. She stated that the Fire Official will check into the fireworks.

PUBLIC COMMENT (in accordance with P.L. 2002, c.80): A motion was made and seconded to open the meeting to the public. All in favor. Motion carried. No public comment. A motion was made and seconded to close the meeting to the public. All in favor. Motion carried.

COUNCIL COMMENTS: No further comments.

ADJOURNMENT: At approximately 8:05 p.m., a motion was made by Ross to adjourn seconded by Hamilton. All in favor. Motion carried.

Jane Bakalarczyk, RMC/CMC
Municipal Clerk