

TABERNACLE TOWNSHIP COMMITTEE TOWN HALL MEETING OF OCTOBER 22, 2018

The regular meeting of October 22, 2018 was called to order by Mayor Joseph Barton followed by the flag salute at Town Hall, 163 Carranza Road, Tabernacle at 7:30 p.m.

Sunshine Notice: This meeting was called pursuant to the Open Public Meetings Act. This meeting of **October 22, 2018** was sent to the Central Record, Burlington County Times and Courier Post. Posted on the bulletin board in Town Hall and has remained continuously posted as the required notices under the statute. In addition, a copy of this notice is and has been available to the public, and is on file in the office of the Municipal Clerk.

Roll Call - Governing Body

Kimberly A. Brown, Township Committee
Richard J. Franzen, Township Committee
Stephen V. Lee, IV, Deputy Mayor
Joseph Yates, IV, Township Committee
Joseph W. Barton, Mayor

Administrative Team

Douglas A. Cramer, CPWM, Administrator
Rodney Haines, Acting Chief Finance Officer
Dante Guzzi, Township Engineer
Peter C. Lange, Esq., Township Solicitor
La Shawn R. Barber, RMC, Municipal Clerk

The following public comment was made on agenda items which DO NOT have a public comment period.

Stuart Brooks, Moores Meadow Road, spoke of Resolution 2018-107 and questioned the number of feet to be paved on Carranza Road; spoke of wanting clarification for Resolution 2018-110 and the appraiser need for Iricks' Causeway.

Fran Brooks, Moores Meadow Road, spoke of Resolution 2018-107 wanting to know which roads are included in the bid; questions length of Carranza Road for pavement; spoke of roads under the proposed bond ordinance ranked significantly higher than Carranza Road and spoke of having an established payment program with Shamong Township for Carranza Road.

APPROVAL OF BILLS

There was a motion offered by Ms. Brown, seconded by Mr. Franzen, to approve the bills for payment. Motion carried.

Roll Call: Brown, Franzen, Lee, Yates, Barton **Ayes: 5** **Nays: 0**

APPROVAL OF MINUTES

There was a motion offered by Mr. Lee, seconded by Ms. Yates, to approve the **August 27, 2018** closed session minutes.

Roll Call: Motion carried; All were in favor, with the exception of Ms. Brown who abstained.

The regular minutes of **September 24, 2018** were amended omitting language: *"Introduce by Title Only."* Mr. Yates offered the motion, seconded by Mr. Franzen to adopt the change to approve the Ordinance to repeal Chapter 2-7A of the Revised General Ordinances of the Tabernacle Township originally adopted as Ordinance 2011-3. The executive session minutes were also offered for approval. Motion carried.

Roll Call: Brown, Franzen, Lee, Yates, Barton **Ayes: 5** **Nays: 0**

ORDINANCES ON SECOND READING AND PUBLIC HEARING

ORDINANCE 2018-7

AN ORDINANCE OF THE TOWNSHIP OF TABERNACLE COUNTY OF BURLINGTON, STATE OF NEW JERSEY REPEALING CHAPTER II, ARTICLE 2-7A OF THE REVISED GENERAL ORDINANCE OF TABERNACLE TOWNSHIP ORIGINALLY ADOPTED AS ORDINANCE #2011-3

WHEREAS, the Township Committee recognizes a compelling public safety interest in coordinating the use of emergency personnel, assets, resources and equipment in the Township of Tabernacle; and

WHEREAS, N.J.S.A. 40:48-2. Other necessary and proper ordinances, provides that any municipality may make, amend, repeal and enforce such ordinances, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants; and

WHEREAS, the Township Committee has adopted an Ordinance entitled “**DESIGNATING AND OFFICIALLY CREATING A DEPARTMENT OF PUBLIC SAFETY AND THE POSITION OF PUBLIC SAFETY DIRECTOR IN TOWNSHIP OF TABERNACLE**”

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Tabernacle as follows:

Chapter II, Article 2-7A of the Revised General Ordinances of Tabernacle Township originally adopted as Ordinance 2011-3 is hereby repealed in its entirety.

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

Public Comments:

Stephen Cramer, Captain of TRS and resident Old Indian Mills Road, advised that he is proud of the TRS and not knowing what will happen to TRS if the Ordinance is repealed; spoke that a contract in 2016 was negotiated and ready to be signed by both parties; would like to know what changed. Mr. Cramer spoke of the Township Committee being happy with TRS in the past and supports its volunteers. TRS wants to negotiate a contract. Mr. Cramer commented that if the Public Safety Director was told or asked for the Solicitor to be present, then as a resident, he feels the Solicitor should be at the meeting. Mr. Cramer asks for the Ordinance NOT be repealed and wants to negotiate a contract.

Jim Jones, Wimbledon Way, spoke of not being in favor of repealing this Ordinance; feels that things may have been done inappropriately regarding a decision being made after the closed session.

Craig Zane, Elmwood Drive, commented not being in favor of repealing this Ordinance; advised to stop beating around the bush and stated, “If it’s about the money, money wouldn’t be saved by getting rid of TRS.”

Brian Lepsis, Foxhill Drive, spoke of not being in favor of repealing this Ordinance; this is a cost to the taxpayers. There will always be a cost, such as the building costs if this is ordinance is passed. Let them do their job.

At this point, Deputy Mayor asked Arch Liston, Public Safety Director to make a comment in which Mr. Liston stated that this does not change or effect the service “tomorrow.” The Ordinance supersedes the contract. Statutorily you are required to have the service; there are no stopping services. Mr. Liston expressed this matter should be discussed further in closed session.

Committeewoman Brown spoke of the ordinance does not have to be repealed and a contract can be entered into before the Ordinance can be repealed.

Mr. Lange spoke of the Township Committee's ability to negotiate a contract with the exiting Ordinance. Victoria Shoemaker, Yates Lane, spoke of not being in favor of repealing this Ordinance and spoke as a resident and not on behalf of Board of Education. Ms. Shoemaker spoke of calling upon TRS four times and was reassured by familiar people taking care of her family members. Spoke that you do not turn your back on a group because of disagreements; seek mediation. The TRS are very well-trained squad and their funding was already cut. Hopes the Township Committee listens to what the residents are saying.

Lisa Giafaglione, Flyatt Road, spoke of not being in favor of repealing this Ordinance. Tabernacle needs TRS; spoke of when her son broke his leg, she saw that TRS are well trained and glad to see familiar faces. These people are a part of our Community and does not want to see this go to anyone else; they are volunteers that know their job.

John Druding, Sohn Way, spoke of not being in favor of repealing this Ordinance. Expressed support for TRS and is not clear of the Committee's motive of Committee; wants them to sit down with TRS and work out the issues.

William Lowe, Hidden Acres Drive, spoke of not being in favor of repealing this Ordinance and is in total support of the Squad. Mr. Lowe spoke of his son that was in need of TRS on a regular basis, TRS taught his family how to take care of him and are grateful for them. The repealing of this ordinance really sends a message to TRS that some members of the Committee do not care or support TRS; a contract could have been done anytime.

Jennifer Husted, Goose Pond Road, spoke of not being in favor of repealing this Ordinance and to get the contract done; this sends a message by Committee "we don't like you." No one wants an alternative to the TRS.

Jason Litowitz, Horseshoe Court, spoke of not being in favor of repealing this Ordinance; sign the contract.

Bob Boris, Shadow Oaks, s Moore, spoke of not being in favor of repealing this Ordinance; gave statistics on TRS and spoke of reasons why he moved to Tabernacle.

Diane Bower, Mulberry Court, spoke of not being in favor of repealing this Ordinance; has two sons trained by TRS in which both became EMTs, one medical doctor and the other is in the Naval Academy who returns home and donates his time to TRS. TRS is positive and does excellent work. They are doing a great job.

Megan Jones, Horseshoe Court, spoke of not being in favor of repealing this Ordinance and the demands are unreasonable. Certain members of the Committee want to take more money from TRS and TRS is important in the community; this is irresponsible, negotiate and do the right thing to get the job done.

James Lampkin, Washington Way, spoke of not being in favor of repealing this Ordinance.

David Holmes, Route 206, commented on the exceptional service TRS provide and thanked members of Committee. Spoke that TRS should have control over rescue; we need a contract. Insurance billing is to provide emergency service, including the building, the fuel, the training. The town has always funded their emergency services and everyone should be working together.

Jack Gordon, Summit Drive, spoke of not being in favor of repealing this Ordinance; TRS are all volunteers and making the residents lives better.

George Jackson, Chief of TRS, spoke of not being in favor of repealing this Ordinance; spoke of the 2016 draft contract in which TRS agrees to pay the fuel, the contract never got signed. It went through TRS' attorney and was ready to be signed by TRS and it was turned back to the Township for approval. Since 2017 the contract was not signed and Chief Jackson presented a check to pay for fuel from January 2017. TRS gets fuel directly from Board of Education since 2017. TRS also pays for their insurance. There are generations of volunteers in the Town. TRS does not want to balance bill the residents. It is \$5.00 per head. TRS covers all their costs and we take pride in what we do.

Mr. Liston spoke of being in contact with TRS' attorney to establish meetings. It was suggested to bring in a mediator to work on the process. TRS' attorney demanded that Mr. Lange attend the mediation; Mr. Liston was not authorized to make that expenditure, we are not close to finalizing the contract. Have to sit with all parties and make the determinations. There was not success because of the demand of the TRS' attorney to be present.

Mr. Lange spoke of not needing to be present to negotiate as the Committee has given Mr. Liston the responsibility; if there is an agreement, Mr. Lange would be given the opportunity to review a proposed contract.

Ms. Brown asked Mr. Liston what items he was looking for to negotiate in the contract; Mr. Liston stated that he would not negotiate a contract in public and would be more than happy to discuss matters in closed session.

Mr. Lee spoke of it not be far for TRS to pay the electric bill for the whole building if other people are using the building.

- Mayor Barton asked for a motion. A motion was offered by Mr. Yates, seconded by Mr. Lee to table passage of Ordinance 2018-7 until next meeting (November 26, 2018) for contract negotiation between Tabernacle Rescue Squad and the Public Safety Director who is representing the Township Committee after the contract has been reviewed by Mr. Lange. Mayor Barton clarified that the Public Safety Director will meet with the squad to negotiate a contract and bring it back to the Committee after Mr. Lange reviews it. Motion carried.

Roll Call: Brown, Franzen, Lee, Yates, Barton Ayes: 5 Nays: 0

- **Deputy Mayor Lee left the meeting.**

ORDINANCE NO. 2018-5
AN ORDINANCE AMENDING CHAPTER XVI, LAND SUBDIVISION, AND CHAPTER XVII, ZONING, OF THE
CODE OF THE TOWNSHIP OF TABERNACLE, COUNTY OF BURLINGTON
AND STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Tabernacle, County of Burlington and State of New Jersey, as follows:

- I. Purpose: The purpose of this Ordinance is to amend Chapter XVI, Land Subdivision, and Chapter XVII, Zoning, of the Code of the Township of Tabernacle in response amendments to the Pinelands Comprehensive Management Plan effective January 3, 2012, September 2, 2014, and March 5, 2018 and amendments to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq by Assembly Bill 1425/Senate Bill 3233.
- II. Chapter XVI, Land Subdivision, Section 16-5, Pinelands Commission review procedures and application requirements, is hereby amended by revising subsection 16-5.1b as follows:
 - b. Except as provided in paragraph c. below, the following shall not be subject to the procedures set forth in this Article:
 - 1.-6. (No change.)
 7. The construction of any addition or accessory structure for any non-residential use or any multi-family residential structure provided that:
 - (a) If the addition or structure will be located on or below an existing impervious surface, either the existing use is served by public sewers or the addition or structure will generate no wastewater flows, and said addition or structure will cover an area of no more than 4,999 square feet; and
 - (b) If the addition or structure will not be located on or below an impervious surface, said addition or structure will generate no wastewater flows and will cover an area of no more than 1,000 square feet.
 - 8.-10. (No change.)
 11. The repaving of existing paved roads and other paved surfaces, provided no increase in the paved width or area of said roads and surfaces will occur.
 12. The clearing of land solely for agricultural or horticultural purposes.
 - 13.-18. (No change.)
 19. The installation of an accessory solar energy facility on any existing structure or impervious surface.

20. The installation of a local communications facilities antenna on an existing communications or other suitable structure, provided such antenna is not inconsistent with any comprehensive plan for local communications facilities approved by the Pinelands Commission pursuant to N.J.A.C. 7:50-5.4(c)6.
21. The establishment of a home occupation within an existing dwelling unit or structure accessory thereto, provided that no additional development is proposed.
22. The change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by public sewers and no additional development is proposed.

III. Chapter XVI, Land Subdivision, Section 16-5, Pinelands Commission review procedures and application requirements, is hereby amended by deleting subsection 16-5.4 in its entirety and replacing it with the following:

16-5.4 Notices to the Pinelands Commission.

- a. *Application Submission and Modifications.* Written notification shall be given by the Township, by email or regular mail, to the Pinelands Commission within seven (7) days after a determination is made by the Township that an application for development in the Pinelands Area is complete or if a determination is made by the Township approval agency that the application has been modified. Said notice shall contain:
 1. The name and address of the applicant;
 2. The legal description and street address, if any, of the parcel that the applicant proposes to develop;
 3. A brief description of the proposed development, including uses and intensity of uses proposed;
 4. The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
 5. The date on which the application, or any change thereto, was filed and any application number or other identifying number assigned to the application by the approval agency;
 6. The approval agency with which the application or change thereto was filed;
 7. The content of any change made to the application since it was filed with the Commission, including a copy of any revised plans or reports; and
 8. The nature of the municipal approval or approvals being sought.
- b. *Hearings.* Where a meeting, hearing or other formal proceeding on an application for development approval in the Pinelands Area is required, the applicant shall provide notice to the Pinelands Commission by email, regular mail or delivery of the same to the principal office of the Commission at least five (5) days prior to such meeting, hearing or other formal proceeding. Such notice shall contain at least the following information:
 1. The name and address of the applicant;
 2. The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
 3. The date, time and location of the meeting, hearing or other formal proceeding;
 4. The name of the approval agency or representative thereof that will be conducting the meeting, hearing or other formal proceeding;
 5. Any written reports or comments received by the approval agency on the application for development that have not been previously submitted to the Commission; and
 6. The purpose for which the meeting, hearing or other formal proceeding is to be held.
- c. *Notice of Approvals or Denials.* The Pinelands Commission shall be notified of all approvals and denials of development in the Pinelands Area, whether the approval occurs by action or inaction, of any approval agency or

an appeal of any agency's decision. The applicant shall within five (5) days of the approval or denial give notice by email or regular mail to the Pinelands Commission. Such notice shall contain the following information:

1. The name and address of the applicant;
2. The legal description and street address, if any, of the parcel that the applicant proposes to develop;
3. The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
4. The date on which the approval or denial was issued by the approval agency;
5. Any written reports or comments received by the approval agency on the application for development that have not been previously submitted to the Commission;
6. Any revisions to the application not previously submitted to the Commission; and
7. A copy of the resolution, permit, or other documentation of the approval or denial. If the application was approved, a copy of any preliminary or final plan, plot or similar document that was approved shall also be submitted.

IV. Chapter XVI, Land Subdivision, Section 16-13, Performance Guarantee, Inspections, and Conditions and Acceptance of Improvements, is hereby amended by deleting subsection 16-13.1 in its entirety and replacing it with the following:

16-13.1 Performance Guarantee and Inspections.

- a. No final plat or plan shall be approved by the Board until the complete and satisfactory installation of all items required by N.J.S.A. 40:55D-53, as modified by P.L.2017, c.312 and the inspection, certification and approval of such items by the Township Engineer and acceptance by the Township Committee in accordance with the requirements of this section, or their installation shall have been provided for by a performance guarantee accepted and approved by the Township Committee in accordance with the requirements of this section. No maintenance guarantee shall be accepted nor shall any partial facility be accepted for any item which has further stages of work to be completed or which will need to be altered or reworked in any manner due to the installation or connection of any other facility. Any improvements included on a plat or plan and installed prior to final plat application that do not meet Township standards shall be added to the performance guarantee in accordance with N.J.S.A. 40:55D-53, as modified by P.L.2017, c.312.
- b. In accordance with N.J.S.A. 40:55D-53, as modified by P.L.2017, c.312, the Township requires any performance guarantee to include, within an approved phase or section of a development privately-owned perimeter buffer landscaping, as required by local ordinance or imposed as a condition of approval. At the developer's option, a separate performance guarantee may be posted for the privately-owned perimeter buffer landscaping.
- c. A performance guarantee estimate shall be submitted to the Board by the Township Engineer as part of his report on each plat or plan or section submitted for final plat review completely detailing the material and work required for the subdivision improvements and an estimated cost of providing them. The Board may request the Township Engineer to review and update the estimate from time to time as required.
- d. The proposed performance guarantee accompanying the final plat shall be submitted to the Board by the developer. The Board shall review the proposed performance guarantee and submit it to the Township Engineer and Township Attorney for recommendations as to accuracy and form and then to the Township Committee for approval and acceptance by resolution. Final approval shall not be deemed to be complete nor shall any plans be signed until the performance guarantee has been accepted and approved by the Committee.
 1. The performance guarantee shall run in favor of the municipality in an amount not to exceed one hundred twenty (120%) percent of the costs of installation for improvements in accordance with N.J.S.A. 40:55D-53 as estimated by the Township Engineer. The form for the performance guarantee shall be approved by the Township Attorney as to its legal sufficiency. The Township Committee shall have the power to accept in such form and with such surety as is acceptable to them.

The developer shall post, prior to the release of a performance guarantee, as required, a maintenance guarantee posted with the Township in an amount not to exceed fifteen (15%) percent of the costs of the installation of private site improvements in accordance with N.J.S.A. 40:55D-53 which costs shall be calculated according to the method of calculation set forth in N.J.S.A. 40:55D-53.4.

The term of the maintenance guarantee shall be for a period not to exceed two years and shall automatically expire at the end of the established term.

2. The performance guarantee shall be held, used or released in accordance with the provisions of N.J.S.A. 40:55D-53.
- e. The Township Clerk shall notify the Secretary of the Planning Board and the Township Engineer prior to the Board's next regular meeting that the performance guarantee has been approved and accepted by the Township Committee.
- f. In the event that the developer shall seek a temporary certificate of occupancy for a development, unit, lot, building or phase of development, as a condition of the issuance thereof, the developer shall furnish a separate guarantee, referred to herein as a "temporary certificate of occupancy guarantee," (TCOG) in favor of the Township in an amount equal to 120% of the cost of installation of only those improvements or items (including both private onsite and to be publicly dedicated) which remain to be completed or installed under the terms of the temporary certificate of occupancy and which are required to be installed or completed as a condition precedent to the issuance of the permanent certificate of occupancy for the development, unit, lot building or phase of development and which are not covered by an existing performance guarantee. Upon posting of a "temporary certificate of occupancy guarantee," all sums remaining under a performance guarantee, required pursuant to section a above, which relate to the development, unit, lot, building, or phase of development for which the temporary certificate of occupancy is sought, shall be released. No same item may be included in multiple performance bonds. The scope and amount of the "temporary certificate of occupancy guarantee" shall be determined by the municipal engineer. The TCOG shall be released by the municipal engineer upon the issuance of a permanent certificate of occupancy with regard to the development, unit, lot, building or phase as to which the temporary certificate of occupancy relates, upon submission of a Maintenance Guarantee.
- g. A developer shall furnish to the Township a "safety and stabilization guarantee" in favor of the Township. At the developer's option, a "safety and stabilization guarantee" may be furnished either as a separate guarantee or as a line item of the performance guarantee. A "safety and stabilization guarantee" shall be available to the Township solely for the purpose of returning property that has been disturbed to a safe and stable condition or otherwise implementing measures to protect the public from access to an unsafe or unstable condition, only in the circumstances that: (i) site disturbance has commenced and, thereafter, all work on the development has ceased for a period of at least 60 consecutive days following such commencement for reasons other than force majeure, and (ii) work has not recommenced within 30 days following the provision of written notice by the Township to the developer of the Township's intent to claim payment under the guarantee.

The amount of a "safety and stabilization guarantee" for a development with bonded improvements in an amount not exceeding \$100,000 shall be \$5,000.

The amount of a "safety and stabilization guarantee" for a development with bonded improvements exceeding \$100,000 shall be calculated as a percentage of the bonded improvement costs of the development or phase of development as follows: \$5,000 for the first \$100,000 of bonded improvement costs, plus two and a half percent of bonded improvement costs in excess of \$100,000 up to \$1,000,000, plus one percent of bonded improvement costs in excess of \$1,000,000.

The Township shall release a separate "safety and stabilization guarantee" to a developer upon the developer's furnishing of a performance guarantee which includes a line item for safety and stabilization in the amount required under this paragraph.

The Township shall release a "safety and stabilization guarantee" upon the municipal engineer's determination that the development of the project site has reached a point that the improvements installed are adequate to avoid any potential threat to public safety.

- h. All improvements and utility installations shall be inspected during the time of their installation under the supervision of the Township Engineer to insure satisfactory completion. The Township Engineer shall be notified by the developer at least three (3) days in advance of the start of construction. The cost of the inspection shall be

the responsibility of the developer and he shall post the inspection fees in escrow with the Township Treasurer in an amount as follows:

(1) not to exceed, except for extraordinary circumstances, the greater of five hundred (\$500) dollars or five (5%) percent of the cost of the bonded improvements that are subject to a performance guarantee under section a above; and

(2) not to exceed 5% of the cost of private site improvements that are not subject to a performance guarantee under section a above, which cost shall be determined in accordance with N.J.S.A. 40:55D-53.4. This deposit shall be in addition to the amount for the performance guarantee.

If the inspection costs exceed such funds, the developer shall deposit with the Township Treasurer additional sums in escrow upon delivery of a written inspection escrow deposit request, signed by the Township Engineer detailing the items or undertakings that require inspection, estimates of the time required for those inspections and estimates of the cost of performing those inspections. All inspection fees shall be determined in accordance with the Engineer's prevailing hourly rate on file with the Township Clerk.

- i. In no case shall any paving work, including prime and seal coats, be done without permission from the Township Engineer prior to any such construction so that a representative of the Township Engineer's Office may be present at the time the work is to be done. No underground installation shall be covered until inspected and approved. The Township Engineer's Office shall be notified after each of the following phases of work has been completed so that he or a qualified representative may inspect the work; road subgrade, curb and gutter forms; curbs and gutters; road paving, after each coat in the case of priming and sealing; drainage pipes and other drainage structures before back filling; shade trees and planting strips; street name signs; and monuments. Electrical, gas and telephone utility distribution supply lines installed by the utility companies are exempt from the above requirements. Occupancy permits will be issued only when the installation of curbs, utilities, functioning water supply and sewage treatment facilities, necessary storm drainage to insure proper drainage of the lot and surrounding land, rough grading of lots, base course for the driveway, and base course for the streets are installed to serve the lot and structure for which the permit is requested. Streets, if installed prior to final approval, shall not be paved until all heavy construction is completed. Shade trees shall not be planted until all grading and earth moving is completed. Seeding of grass areas in season shall be the last operation.
- j. Inspection by the Township of the installation of improvements and utilities by the developer shall not subject the Township to liability for claims, suits or liability of any kind that may arise because of defects or negligence, it being recognized that the responsibility to provide proper utilities and improvements and to maintain safe conditions at all times on all parts of the tract whether construction is waiting to start, is in progress, or is completed, or any combination of conditions on all or part of the tract is upon the developer and his contractors or subcontractors if any.
- k. After completing the construction of the proper improvements covered by the performance guarantee, the developer shall prepare two (2) sets of the proper improvements and utility plans and the profile amended to read "as constructed" and shall apply to the Township Committee for final inspection of work. The Township Committee shall then proceed to act upon said request in accordance with the provisions of N.J.S.A. 40:55-D.53 (d) (e) and (f).
- l. The Township Committee shall by resolution, release, extend, or declare in default, in whole or in each performance guarantee. Such performance guarantee shall remain in effect until released by the Committee. The amount of the performance guarantee may be reduced by the Committee by resolution when portions of the required improvements have been installed and have been inspected and approved by the Township Engineer provided that no such reduction shall be approved until the Township Engineer shall have certified the estimated cost of completing any remaining required improvements and provided further that no reduction shall be approved that will result in the performance guarantee or any portion of the performance guarantee being reduced to less than fifteen (15%) percent of the original cost of any improvement until all improvements have been completely installed, approved and accepted by the Township Committee and a maintenance guarantee secured as outlined below. If any improvements have not been installed in accordance with the performance guarantee, the obligor and surety shall be liable thereon to the Township for the reasonable cost of completing the improvement.

- V. Chapter XVII, Zoning, Article I, General Provisions, Section 17-5, Definitions, is hereby amended by replacing or adding the following definitions to subsection 17-5.1:

Alternate design pilot program treatment system shall mean an individual or community on site waste water treatment system that has the capability of providing a high level of treatment including a significant reduction in the level of total nitrogen in the wastewater and that has been approved by the Pinelands Commission for participation in the alternate design wastewater treatment systems pilot program pursuant to N.J.A.C. 7:50-10.23(b). Detailed plans and specifications for each authorized technology are available at the principal office of the Pinelands Commission.

Immediate family shall mean those persons related by blood or legal relationship in the following manner: spouses, domestic partners, great-grandparents, grandparents, great-grandchildren, grandchildren, parents, sons, daughters, brothers and sisters, aunts and uncles, nephews, nieces and first cousins.

Solar energy facility shall mean a solar energy system and all associated components, including, but not limited to, panels, arrays, footings, supports, mounting and stabilization devices, inverters, electrical distribution wires and other on-site or off-site infrastructure necessary for the facility, which converts solar energy into usable electrical energy, heats water or produces hot air or other similar function.

- VI. Chapter XVII, Zoning, Article II, General District Regulations, Section 17-33, Pinelands development credits, is hereby amended by replacing subsection 17-33.5b in its entirety with the following:

- b. Such deed restriction shall specify the number of Pine-lands Development Credits sold and that the property may only be used in perpetuity for the following uses:
1. In the Preservation Area District: Berry agriculture; horticulture of native Pinelands plants; forestry; beekeeping; fish and wildlife management; wetlands management; agricultural employee housing as an accessory use; low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than 15 feet of frontage per 1,000 feet of frontage on the water body, clearing of vegetation does not exceed five (5) percent of the parcel, and no more than one (1) percent of the parcel will be covered with impervious surfaces; and accessory uses.
 2. In the Special Agricultural Production Area: Berry agriculture; horticulture of native Pinelands plants; forestry; beekeeping; agricultural employee housing as an accessory use; fish and wildlife management; wetlands management; and accessory uses.
 3. In the Agricultural Production Area: Agriculture; forestry; agricultural employee housing as an accessory use; low-intensity recreational uses in which the use of motorized vehicles is not permitted except for necessary transportation, access to water bodies is limited to no more than fifteen (15) feet of frontage per one thousand (1,000) feet of frontage on the water body, clearing of vegetation does not exceed five (5%) percent of the parcel, and no more than one (1%) percent of the parcel will be covered with impervious surfaces; agricultural commercial establishments, excluding supermarkets and restaurants and convenience stores, where the principal goods or products available for sale were produced in the Pinelands and the sales area does not exceed five thousand (5,000) square feet; agricultural products processing facilities; and accessory uses.

- VII. Chapter XVII, Zoning, Article II, General District Regulations, Section 17-39, Water Quality, is hereby amended by revising subsection 17-39.2e as follows:

- e. Individual on-site septic waste water treatment systems which are intended to reduce the level of nitrate/nitrogen in the wastewater, provided that:
1. (no change)
 2. If the proposed development is nonresidential, it is located:
 - (a) In a Pinelands Regional Growth Area or Pinelands Village; or
 - (b) In the Pinelands Rural Development Area, Agricultural Production Area, Forest Area, or the ICD or IRD zoning districts, subject to the standards of N.J.A.C. 7:50-6.84(a)5iii(2)
 3. (no change)

VIII. Chapter XVII, Zoning, Article II, General District Regulations, Section 17-39, Water Quality, is hereby amended by revising subsection 17-39.2g as follows:

g. Alternate design pilot program treatment systems, provided that:

1.-9. (No change.)

10. Each system shall be covered by a five (5)-year warranty and a minimum five (5)-year maintenance contract consistent with those approved pursuant to N.J.A.C. 7:50-10.22(a)2v. that cannot be cancelled and is renewable and which includes a provision requiring that the manufacturer or its agent inspect the system at least once a year and undertake any maintenance or repairs determined to be necessary during any such inspection or as a result of observations made at any other time; and

11. The property owner shall record with the deed to the property a notice consistent with that approved pursuant to N.J.A.C. 7:50-10.22(a)2vi. that identifies the technology, acknowledges the owner's responsibility to operate and maintain it in accordance with the manual required in paragraph g,9 above and grants access, with reasonable notice, to the local Board of Health, the Commission and its agents for inspection and monitoring purposes. The recorded deed shall run with the property and shall ensure that the maintenance requirements are binding on any owner of the property during the life of the system and that the monitoring requirements are binding on any owner of the property during the time period the monitoring requirements apply pursuant to the pilot program or any subsequent regulations adopted by the Commission that apply to said system.

~~12. No alternate design pilot program treatment system shall be installed after August 5, 2007.~~

IX. Chapter XVII, Zoning, Article XII, Pinelands Commission Procedures, Section 17-72, Applicability of Pinelands Commission procedures, is hereby amended by revising subsection b as follows:

b. Except as provided in paragraph c. below, the following shall not be subject to the procedures set forth in this Article:

1.-6. (No change.)

7. The construction of any addition or accessory structure for any non-residential use or any multi-family residential structure provided that:

(a) If the addition or structure will be located on or below an existing impervious surface, either the existing use is served by public sewers or the addition or structure will generate no wastewater flows, and said addition or structure will cover an area of no more than 4,999 square feet; and

(b) If the addition or structure will not be located on or below an impervious surface, said addition or structure will generate no wastewater flows and will cover an area of no more than 1,000 square feet.

8.-10. (No change.)

11. The repaving of existing paved roads and other paved surfaces, provided no increase in the paved width or area of said roads and surfaces will occur.

12. The clearing of land solely for agricultural or horticultural purposes.

13.-18. (No change.)

19. The installation of an accessory solar energy facility on any existing structure or impervious surface.

20. The installation of a local communications facilities antenna on an existing communications or other suitable structure, provided such antenna is not inconsistent with any comprehensive plan for local communications facilities approved by the Pinelands Commission pursuant to N.J.A.C. 7:50-5.4(c)6.

21. The establishment of a home occupation within an existing dwelling unit or structure accessory thereto, provided that no additional development is proposed.

22. The change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by public sewers and no additional development is proposed.

X. Chapter XVII, Zoning, Article XII, Pinelands Commission Procedures, Section 17-75, Notices to the Pinelands Commission, is hereby amended by replacing the section in its entirety with the following:

17-75 NOTICES TO THE PINELANDS COMMISSION.

17-75.1 Application Submission and Modifications.

Written notification shall be given by the Township, by email or regular mail, to the Pinelands Commission within seven (7) days after a determination is made by the Township that an application for development in the Pinelands Area is complete or if a determination is made by the Township approval agency that the application has been modified. Said notice shall contain:

- a. The name and address of the applicant;
- b. The legal description and street address, if any, of the parcel that the applicant proposes to develop;
- c. A brief description of the proposed development, including uses and intensity of uses proposed;
- d. The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
- e. The date on which the application, or any change thereto, was filed and any application number or other identifying number assigned to the application by the approval agency;
- f. The approval agency with which the application or change thereto was filed;
- g. The content of any change made to the application since it was filed with the Commission, including a copy of any revised plans or reports; and
- h. The nature of the municipal approval or approvals being sought.

17-75.2 Hearings.

Where a meeting, hearing or other formal proceeding on an application for development approval in the Pinelands Area is required, the applicant shall provide notice to the Pinelands Commission by email, regular mail or delivery of the same to the principal office of the Commission at least five (5) days prior to such meeting, hearing or other formal proceeding. Such notice shall contain at least the following information:

- a. The name and address of the applicant;
- b. The application number of the Certificate of Filing issued by the Pinelands Commission and the date on which it was issued;
- c. The date, time and location of the meeting, hearing, or other formal proceeding;
- d. The name of the approval agency or representative thereof that will be conducting the meeting, hearing or other formal proceeding;
- e. Any written reports or comments received by the approval agency on the application for development that have not been previously submitted to the Commission; and
- f. The purpose for which the meeting, hearing or other formal proceeding is to be held.

17-75.3 Notice of Approvals or Denials.

The Pinelands Commission shall be notified of all approvals and denials of development in the Pinelands Area, whether the approval occurs by action or inaction, of any approval agency or an appeal of any agency's decision. The applicant shall within five (5) days of the approval or denial give notice by email or regular mail to the Pinelands Commission. Such notice shall contain the following information:

- (b) The estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$1,296,750; and
- (c) a down payment in the amount of \$68,250 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, N.J.S.A. 40A:2-11.

Section 3. The sum of \$1,296,750, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$68,250, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$1,296,750 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$1,296,750 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$275,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the amount of available grants for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Reconstruction and/or Resurfacing of Various Township Roadways including, but not limited to, Hawkin Road, Cramer Road, Holly Park Drive and Sylvan Court and the installation of traffic calming devices on Lee Drive, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto, all as more particularly described in the plans and specifications on file in the office of the Township Clerk	\$1,180,000	\$59,000	\$1,121,000	10 years
B. Acquisition of Various Equipment for the Department of Public Works including, but not limited to, Dump Truck with Plow, Sander and Spray System, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	130,000	6,500	123,500	5 years
C. Acquisition of an All-Wheel Drive Utility Vehicle for the Fire Department, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	55,000	2,750	52,250	5 years
TOTAL	\$1,365,000	\$68,250	\$1,296,750	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 9.32 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local

Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$1,296,750 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Township shall levy ad valorem taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The applicable Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Township hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c) (2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication after final passage.

- A motion was offered by Ms. Brown, seconded by Mr. Franzen to approve Ordinance 2018-6, on second reading. Motion carried.

Roll Call: Brown, Franzen, Yates, Barton Ayes: 4 Nays: 0 Absent: Lee

Comments.

Stuart Brooks, Moores Meadow Road, questions if any funds being used for Carranza Road and if the bond amount used are solely for road improvements.

Mr. Cramer advised that Carranza Road is the lowest rated road to be paved and some of the monies will be used for traffic calming devices for safety.

Fran Brooks, Moores Meadow Road, spoke of it being unclear how the bond ordinance will work with Resolution 2018-107 and hope Committee would speaking about other monies to be used for Carranza Road and other roads to be covered. Feels

WHEREAS, the public auction shall be conducted pursuant to the provisions of New Jersey Local Finance Notice 2008-9; and

WHEREAS, it is in the best interest of the Township to sell the Property by public auction in a manner set forth in N.J.S.A. 40A:12-13(a).

NOW, THEREFORE, BE IT RESOLVED by the Tabernacle Township Committee, County of Burlington, State of New Jersey that the Properties shall be advertised for public sale pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., subject to the following conditions:

1. Sealed bids will be received by the Township Clerk until 1 pm on Tuesday, November 20, 2018. All sealed bids must be received by that time and will be opened at 1 pm and will be followed by a public auction. Information and bid form can be obtained on-line at www.townshipoftabernacle-nj.gov or through the Township Clerk at 163 Carranza Road, Tabernacle, NJ. The Clerk shall advertise the auction in the manner required by applicable State law. The bidding for Properties shall commence at the minimum bid specified in Schedule "A".
2. The Township shall have the right to remove any Property from the auction for any reason whatsoever until the time of the auction. Notice of such removal will be posted prior to the commencement of the auction.
3. Immediately after the close of bids for a property, the highest qualified bidder, as designated by the Township Clerk shall submit a NON-REFUNDABLE DEPOSIT IN THE AMOUNT OF TEN PERCENT (10%) OF THE SUCCESSFUL BID IN THE FORM OF CASH, MONEY ORDER OR CERTIFIED CHECK ONLY. Deposit must be submitted by 4:00 p.m., Tuesday, November 20, 2018. The Township expressly reserves the right to offer a Property for purchase to the next highest bidder if the preceding highest bidder(s) either (i) elects not to pursue the purchase of a Property, or (ii) fails to comply with the requirements stated herein or in the Contract of Sale.
4. Except as provided in paragraph 12 of this Resolution, the deposit made by the purchaser is non-refundable. The purchaser is not entitled to a refund of this deposit in any case except where the Township is unable to convey marketable title.
5. All bids shall be referred to the Township Committee for review and final approval by Resolution pursuant to N.J.S.A. 40A:12-13(a) and N.J.S.A. 40A:12-13.1. The Township reserves the right to accept or reject any and all bids including the highest bids and shall make its decision known by way of Township Resolution.
6. The Properties in Schedule "A" may include commercial and residential properties, as well as vacant lots.
7. Successful bidders shall be obligated to execute a Contract of Sale with the Township, embodying the terms and conditions hereof, within 7 days after the close of bidding at public auction.
8. The Township shall record the deed and Contract of Sale with the Burlington County Clerk's office on behalf of the successful bidder and successful bidders shall be responsible for payment of (i) administrative fee in the amount of \$ 250.00, and (ii) a deed recording fee in the amount of \$130 recording fee unless Purchaser's title company requires that the Title Company record the deed.
9. Title to the Property shall be conveyed by a Deed Bargain and Sale and payment of the balance of the purchase price (less the 10% deposit) shall be made in the form of cash or certified check at a closing to be arranged between the successful bidder and the Township as prescribed in the Contract of Sale.
10. The Township shall not pay any commission to any broker for the sale of any auction property nor shall it pay any legal fees in connection with the sale of any auction property.
11. The sale price, as may result from this auction sale, may not be used before any County Board of Taxation, Sate Tax Court or in any other court of this State to challenge the assessment with respect to the subject property nor may same be used as a comparable sale to challenge the assessment with regard to other properties.

12. It shall be the obligation of the successful bidder to have a title search of the property conducted within the prescribed time period referenced in the Contract of Sale and obtain a title commitment. Further, the successful bidder shall deliver a copy of the title report to the township within the time period prescribed in the Contract of Sale, together with written notice of any encumbrance, interest, or exception of title disclosed by the title report that would render title unmarketable. A purchaser's failure to obtain a title report or to provide such notice to the Township of any title questions relating to the marketability of a property within the requisite time period shall be deemed a waiver of each such title question or possible claim. THE TOWNSHIP SHALL ASSUME NO REponsibility FOR ANY DEFETS IN THE TITLE WHICH THE PURCHASER DOES NOT DELIVER NOTICE OF WITHIN THE TIME PERIOD PRESCRIBED IN THE CONTRACT OF SALE. In the event that the Purchaser fails to obtain a title commitment, the Township may elect to convey title to the property to the purchaser by quitclaim deed.

13. Tax liability on any Property which is purchased from the Township shall commence immediately following the closing of the Property. Purchasers shall be responsible for the timely payment of all real estate taxes and other municipal assessments and charges during the time period within which the Property is being rehabilitated, if applicable, and all times thereafter.

14. The Purchaser of the auctioned property shall not sell or otherwise transfer title to any property purchased through auction, or any part thereof, to a non-profit or non-taxable organization for a period of five (5) years from the date of closing on the property. Such clause shall be included in the deed.

15. All properties shall be sold in "AS IS/WHERE IS" condition, subject to any and all existing tenancies, code violations and other physical and environmental conditions. The Township does not make any representations or warranties as to the condition or value of the properties or their suitability for any particular purpose and/or the develop ability of any lot for any purpose. Bidder shall be afforded the opportunity to inspect the properties prior to the auction.

16. Failure to comply with any of the requirements set forth herein or to close within sixty (60) days following the date the Contract for Sale is fully executed, shall entitle the Township, in its sole discretion, to rescind prior bid approval, terminate any and all rights to the designated bidder in the property, and retain the deposit.

17. The Township will not accept a bid by or on behalf of any person or business association, or any person having a 10% or greater ownership interest therein, that owned, in whole or in part, the property being sold at any time within 12 months prior to its foreclosure by the Township for tax arrearages unless:

a. the proposed bidder submits a bid in an amount equal to or greater than the calculated tax redemption amount, which amount shall be made available on request prior to the auction.

b. if the previous owner submits the highest bid, said bidder shall tender, at the conclusion of the bidding, cash or certified funds in the amount of 50% of his closing bid, in default of which the closing bid of the next highest qualifying bidder shall be deemed to be the highest bid received.

18. The Township may, at its discretion, reject a bid by or on behalf of, or disqualify a successful bidder who:

a. owns or has more than a 10% ownership stake in any property located within the Township upon which there exists a tax arrearage of more than 2 quarters; or

b. owns property located within the Township upon which there exists outstanding citations for house code violation.

16. Except as otherwise specifically set forth herein, no employee, agent or officer of the Township has the authority to waive, modify or amend any of the foregoing conditions of sale.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Tabernacle Township Committee at a meeting held on October 22, 2018.

- A motion was offered by Ms. Brown, seconded by Mr. Yates to approve Resolution 2018-111.

Motion carried.

Roll Call: Brown, Franzen, Yates, Barton

Ayes: 4

Nays: 0 Absent: Lee

MOTION: Parade Permit - Pine Barrens Enduro Riders (“PBER”) Dual Sport Motorcycle Event: November 25, 2018.

- Solicitor Lange discloses he is a member of this event; however, had no participation with the application process.
- A motion was offered by Ms. Brown, seconded by Mr. Franzen to approve Pine Barrens Enduro Riders Dual Sport Motorcycle event. Motion carried.

Roll Call: Brown, Franzen, Yates, Barton

Ayes: 4 Nays: 0 Absent: Lee

Discussion: Item on the agenda was not addressed with respect to repealing and replacing public functions ordinance. Motion to table was made by Ms. Brown, seconded by Mr. Franzen.

Roll Call: All in favor

Ayes: 4 Nays: 0 Absent: Lee

Report of the Public Safety Director – None

Report of the Township Engineer – None

Report of the Township Administrator reported his public works men have been working on road crack sealing throughout the Township.

Report of the Township Solicitor - None

Report of the Township Committee - None

Public Comment

Jim Jones, Wimbledon Way, spoke of a discussion regarding certain costs regarding CERT. Since it is regional, there should be mutual aid; should not be a burden for Mr. Liston and Mr. Sunbury.

Fran Brooks, Moores Meadow Road, spoke of wanting clarification for road paving that 3,000 feet would be covered; questions the arrangements with Shamong Township for compensation. Spoke of the TRS contract if it would be decided and signed before the next meeting or in a closed session and not disclosed to the public. Mr. Guzzi clarified that there would be approximately 3,000 feet covered. Mayor Barton explained that the contract would be negotiated, reviewed by Mr. Lange by the next meeting, November 26, 2018, and decided by the Committee by Resolution.

Adjournment On a motion made by Ms. Brown, seconded by Mr. Yates, member of the Township Committee adjourned the meeting at 9:47 p.m.

Respectfully submitted:

La Shawn R. Barber, RMC/CMR
Municipal Clerk

Approved: 11/26/2018