

WHITE TOWNSHIP COMMITTEE

MINUTES OF MEETING AUGUST 9, 2023

Mayor Skoog called the meeting to order at 5:00 p.m. and stated ‘Adequate Notice of this meeting of August 9, 2023 has been given in accordance with the Open Public Meetings Act by forwarding a notice of the date, time, and location of the meeting to the Express-Times Warren County Zone and Star-Ledger; and by posting a copy thereof on the bulletin board in the Municipal Building and the township website. Formal action may be taken at this meeting. Public participation is encouraged. This agenda is subject to last minute additions and deletions by the White Township Committee’.

FLAG SALUTE

The mayor asked everyone to stand for the flag salute.

ROLL CALL

Mayor Skoog, Committeemen Hyndman and Herb, Deputy Clerk Brielle Whitmore, Attorney Tipton and Clerk Kathleen Reinalda were present for the meeting.

On motion by Mr. Herb, seconded by Dr. Hyndman and carried by unanimous favorable roll call vote, the following Resolution was adopted:

RESOLUTION - EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of White, as follows:

1. The public shall be excluded from discussion, and action upon the hereinafter specified subject matter, August 9, 2023, 5:10 pm:

Pending or Threatened Litigation
Contract Negotiations

2. It is anticipated at this time, the above-stated subjects will be made public at such time when the matters discussed are no longer sensitive. Motion passed.

On motion by Dr. Hyndman, seconded by Mr. Herb, the meeting was e-opened to the public at 6:53 p.m. Motion passed. No action was taken in Executive Session.

OTHER MATTERS

Motion made by Dr. Hyndman, seconded by Mayor Skoog with Mr. Herb abstaining to approve the Foul Rift Solar Farm Developers Agreement. Herb – abstain, Hyndman – yes, Skoog – yes. The Agreement is on file in the office of the Municipal Clerk. Motion carried.

Motion made by Mayor Skoog, seconded by Dr. Hyndman with Mr. Herb abstaining to approve the Foul Rift Solar Farm Decommissioning Agreement. Herb – abstain, Hyndman – yes, Skoog – yes. The Agreement is on file in the office of the Municipal Clerk. Motion carried.

NEW BUSINESS

DPW Supervisor Ron Smith was in attendance to request part-time snow plow help. The committee was agreeable and suggested Mr. Smith reach out to possible interested candidates.

ENGINEERING UPDATE

Paul Sterbenz reported on the following:

- Pickleball Grant – a scope of work was emailed by Mr. Sterbenz detailing plans and cost estimates. Action will be taken at the September Meeting.
- Stormwater Pollution Prevention Plan – \$25,000 has been received from the State of NJDEP in order to prepare a ‘Stormwater Pollution Prevention Plan’. Another \$50,000 is expected for mapping of storm drains.
- A&P Redevelopment Plan – The marketing study showed the best use of the property to be a mix of retail and housing units. The owner, Mark Lane, will be invited to the September meeting to discuss the results further.
- 2023 Road Improvement Projects – overlay of Tamarack and Mt. Lake Roads is expected in September or early October. A bid advertisement will be published for the Settlers Ridge Phase 2 work.
- 5 Acres Request for Site Plan – nothing received.
- various zoning violations – no action taken by the court.
- Flood damage remediation work – Mr. Sterbenz assessed numerous sites with K&A Paving and KDP Developer’s Inc. Repairs will be forthcoming.

ORDINANCES – PUBLIC HEARING

- A. Ord. 2023-07: Tabled for further review.

RESOLUTIONS

Res. 2023-30: Motion made by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Hyndman – yes, Skoog – yes. Resolution adopted.

**RESOLUTION #2023-30
RESOLUTION OF THE TOWNSHIP OF WHITE,
COUNTY OF WARREN, STATE OF NEW JERSEY
TO AUTHORIZE THE REFUND OF REDEMPTION MONIES TO OUTSIDE
LIENHOLDER OF TAX SALE CERTIFICATE #22-00005 ON BLOCK 34 LOT 7.**

WHEREAS, at the White Township Municipal Tax Sale held October 14, 2022, a lien was sold on Block 34 Lot 7, also known as 3 Creek Road for delinquent 2021 taxes; and

WHEREAS, this lien known as Tax Sale Certificate No 22-00005 was sold to GTECH CAPITAL LLC for a premium of \$14,400.00; and

WHEREAS, the property owner, made the full payment on Certificate No 22-00005 in the amount of \$9,738.12 and,

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of White hereby authorizes the Chief Financial Officer to issue a check in the amount of \$14,400.00 for the Premium to:

GTECH CAPITAL LLC
474 MARY ALLEN WAY
MOUNTAINSIDE, NJ 07092

Res. 2023-31: Motion made by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Hyndman – yes, Skoog – yes. Resolution adopted.

**RESOLUTION #23-31
RESOLUTION OF THE TOWNSHIP OF WHITE,
COUNTY OF WARREN, STATE OF NEW JERSEY
TO REFUND OVERPAYMENTS FOR FOUR (4) PROPERTIES**

WHEREAS, the Township of White has reviewed the tax accounts and determined the properties listed below have an overpayment made by the taxpayers due to an over assessment for 2023; and

WHEREAS, the overpayments listed below should be refunded to the property owner.

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of White hereby authorizes the refunds listed below:

<u>Block</u>	<u>Lot</u>	<u>Qual</u>	<u>Name</u>	<u>Mailing Address</u>	<u>Amount</u>
11	1.02		ALBRECHT, PAULINE E	6 GLENMOOR CIRCLE N EASTON, PA 18045	642.08
62	6.01	Q0287	BIG SKY PARTNERSHIP, LLC	15 VICTORIA DRIVE BELVIDERE, NJ 07823	2,489.61
16	43.01	Q0288	BERGER, MATTHEW/SCHUITEMA, NICOLE	367 HAZEN OXFORD RD BELVIDERE, NJ 07823	833.44
52	1	Q0289	BASF CORP/TAX DEPT	100 PARK AVENUE FLORHAM PARK, NJ 07932	30,281.96

Res. 2023-32: Motion made by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Hyndman – yes, Skoog – yes. Resolution adopted.

**RESOLUTION #23-32
RESOLUTION OF THE TOWNSHIP OF WHITE,
COUNTY OF WARREN, STATE OF NEW JERSEY
TO AUTHORIZE ELECTRONIC TAX SALES FEES**

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and,

WHEREAS, the rules and regulations require a municipality to send two (2) notices of tax sale to all properties included in said sale; and,

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and,

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Township of White wishes to charge \$25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base; and,

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of White hereby authorizes that a fee of \$25.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2023 electronic tax sale.

Res. 2023-33: Motion made by Dr. Hyndman, seconded by Mr. Herb and carried by

unanimous favorable roll call vote to approve the following resolution. Herb – yes, Hyndman – yes, Skoog – yes. Resolution adopted.

RESOLUTION #23-33
RESOLUTION OF THE TOWNSHIP OF WHITE,
COUNTY OF WARREN, STATE OF NEW JERSEY
TO AUTHORIZE ELECTRONIC TAX SALES FOR 2023

WHEREAS, NJS 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and,

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and,

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and,

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of White hereby authorizes to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

Res. 2023-34: Motion made by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Hyndman – yes, Skoog – yes. Resolution adopted.

RESOLUTION 2023-34
SPECIAL EMERGENCY RESOLUTION – NJS 4A: 4-53, 54, 55.1 AND 55.13
(3- year Special Emergencies)

WHEREAS, it has been found necessary to make an Emergency Appropriation to meet certain extraordinary expenses incurred, or to be incurred, by storm damage to municipal roads resulting from flooding on July 14th and July 15th and,

WHEREAS, NJS40A: 55.13 provides that it shall be lawful to make such appropriation, which appropriation and/or the “special emergency notes” issued to finance the same shall be provided for in succeeding annual budgets by the inclusion of an appropriation of at least one-third of the amount authorized pursuant to this act.

NOW, THEREFORE BE IT RESOLVED, (by not less than two- thirds of all governing body members affirmatively concurring) that in accordance with the provisions of NJS 40A: 4-55:

1. An emergency appropriation is hereby made for Buildings & Grounds O/E “Storm Damage – Flood” in the total amount of \$750,000.00.
2. That the emergency appropriation shall be provided for in the budgets of the next succeeding years by inclusion of not less than \$250,000.00 (must be at least one-third of the total amount).

3. That an “emergency note”, not in excess of the amount authorized pursuant to law, be provided.
4. That such note shall be executed by Kathleen Reinalda, Chief Financial Officer and AnnaMarie Skoog, Mayor.
5. That said note shall be dated August 2023, may be renewed from time to time provided that such note and any renewals shall mature and be paid in the amount of not less than one-third of the total amount appropriated by this resolution in each year after the authorization
6. That the statement required by the Local Finance Board has been filed with the Clerk and a copy will be transmitted to the Director of the Division of Local Government Services.
7. The two (2) certified copies of this resolution will be filed the Director of the Division of Local Government Services; however; no approval is required from the Division.

ORDINANCES – FIRST READING

A. Ord. 2023-06: Tabled for further review.

B. Ord. 2023-08: Motion made by Mr. Herb, seconded by Dr. Hyndman and carried by unanimous favorable roll call vote to introduce Ordinance 2023-08 on first reading. Herb – yes, Hyndman – yes, Skoog – yes.

TOWNSHIP OF WHITE WARREN COUNTY, NEW JERSEY ORDINANCE NO. 2023-08

ORDINANCE AMENDING ATTACHMENTS TO CHAPTER 160 OF THE CODE OF THE TOWNSHIP OF WHITE TO REVISE CHECKLISTS FOR DEVELOPMENT APPLICATIONS

WHEREAS, the White Township Planning Board has recommended certain revisions and additions to the checklists for development applications, which are attached hereto; and

WHEREAS, the Mayor and Township Committee desire to adopt such revised checklists.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of White as follows:

SECTION 1. Chapter 160 of the Township of White, entitled “Land Use” is amended as follows:

1. Attachment 5 to Chapter 160 of the Code of the Township of White (the “Code”), designated as Section 160e, “Checklist Addendum A for Determining Completeness of Application for Minor Subdivision Approval,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plats for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.

- c. Item 36 is added to require execution of a “Site Inspection Authorization”
2. Attachment 6 to Chapter 160 of the Code of the Township of White (the “Code”), designated as Section 160f, “Checklist Addendum B for Determining Completeness of Application for Concept Plan Approval of Subdivision,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plats for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.
 - c. Item 22 is added to require execution of a “Site Inspection Authorization”
3. Attachment 7 to Chapter 160 of the Code, designated as Section 160g, “Checklist Addendum C for Determining Completeness of Application for Preliminary Plat Approval of Major Subdivision,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plans for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.
 - c. Item 43 is added to require execution of a “Site Inspection Authorization”
4. Attachment 8 to Chapter 160 of the Code, designated as Section 160h, “Checklist Addendum D for Determining Completeness of Application for Final Plat Approval of Major Subdivision,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plats for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.
 - c. Item 36 is added to require execution of a “Site Inspection Authorization”
5. Attachment 9 to Chapter 160 of the Code, designated as Section 160i, “Checklist Addendum E for Determining Completeness of Application for Concept Plan Approval of Site Plan,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plans for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.
 - c. Item 24 is added to require execution of a “Site Inspection Authorization”
6. Attachment 10 to Chapter 160 of the Code, designated as Section 160j, “Checklist Addendum F for Determining Completeness of Application for Preliminary and Final Approval of Site Plan,” is amended as follows:
 - a. Item 2 is amended to require twelve (12) copies of plans for initial review upon deeming application complete.
 - b. Item 2 is amended to require digital copies of all application materials.
 - c. Item 47 is added to require execution of a “Site Inspection Authorization”
7. Attachment 11 to Chapter 160 of the Code, designated as Section 160k, “Checklist Addendum G for Determining Completeness of Application for Conditional Use Approval,” is amended as follows:

- a. Twelve (12) copies of application materials are required upon deeming application complete.
 - b. Digital copies of all application materials are required.
 - c. Execution of a “Site Inspection Authorization”
8. Attachment 12 to Chapter 160 of the Code, designated as 160l, “Checklist Addendum H for Determining Completeness of Application for Conditional Use Approval,” is amended as follows:
 - a. Twelve (12) copies of the Application form are required
 - b. Twelve (12) copies of the plats or plans are required
 - c. Digital copies of all application materials.
 - d. Execution of a “Site Inspection Authorization”
9. Attachment 13 to Chapter 160 of the Code, designated as Section 160m, “Checklist Addendum I for Determining Completeness of Application for Approval of Minor Site Plan,” is amended as follows:
 - a. Item 2 is amended to require digital copies of all application materials.
 - b. Item 24 is added to require execution of a “Site Inspection Authorization”

SECTION 2. Portions of the Code not set forth above shall remain unchanged.

SECTION 3. This ordinance shall take effect upon adoption by the Township Committee in accordance with the law.

SECTION 4. Any section, subsection or portion of this ordinance that may be found to be invalid by a competent court of jurisdiction shall not invalidate any other section, subsection or portion of this ordinance.

C. Ord. 2023-09: Tabled for further review.

OLD BUSINESS

The drainage concerns on Tamarack Road will be addressed when the road is overlaid.

Dr. Hyndman requested an update from the court on the steps taken to alleviate the loss of revenue. The clerk will contact the court staff.

No appointment has been made by the Commissioners to the vacant seat on the Warren County Pequest River Municipal Utilities Authority.

NEW BUSINESS

Motion made by Mr. Herb, seconded by Dr. Hyndman and carried by unanimous

favorable roll call vote to award a contract with McNerney & Associates, Inc. in the amount of \$30,000 for the appraisal of DSM Nutritional Products Inc. Herb – yes, Hyndman – yes, Skoog – yes. Motion carried.

CORRESPONDENCE

The committee acknowledged receipt of an email from the tax assessor explaining the assessment of solar farms. If a property is installing a solar farm which is in excess of 10 acres and is not being used to solely power buildings on the property, then they are considered a ratable and are fully assessed. Solar farms are assessed on a per megawatt basis.

PRESENTATION OF MINUTES

Motion to approve the June 14, 2023 Regular Meeting Minutes and Executive Session Meeting Minutes made by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable roll call vote. Herb – yes, Hyndman - yes, Skoog – yes. Motion carried.

PRESENTATION OF VOUCHERS

On motion by Mr. Herb, seconded by Dr. Hyndman and carried by unanimous favorable roll call vote, the Committee approved the following list of bills:

<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
18082	ARAE Network Solutions LLC	7,551.60
18083	Brightspeed	140.46
18084	Central Jersey Equipment LLC	473.35
18085	Comcast	1,433.73
18086	Florio, Perrucci, Steinhardt	2,935.00
18087	General Code	219.00
18088	Home Depot Credit Services	1,589.04
18089	Horizon Blue Cross Blue Shield of NJ	386.38
18090	JCP&L	1,741.85
18091	Mitchell Humphrey & Co.	950.00
18092	National Night Out	500.00
18093	ReadyRefresh by Nestle	35.78
18094	NJ American Water Company	1,354.70
18095	NJ Advance Media	979.70
18096	NJ Landscape Contractors LLC	18,548.75
18097	Eurofins Environment Testing	267.50
18098	R.R. Donnelly	99.00
18099	Sanico Inc.	111.96
18100	Sealmaster Products	1,622.00
18101	S&L Equipment Rental Inc.	448.00
18102	Staples Credit Plan	94.98
18103	TGM Services	6,250.00
18104	US Postal Service	1,500.00

18105	Verizon Wireless	144.90
18106	Warren County Treasurer	3,286.50
18107	Warren Materials	1,355.69
18108	White Twsp. Board of Education	668,264.00
18109	Xerox Corporation	565.93
18110	Sanico, Inc.	167.00
18111	Delaware Valley Septic	625.00
18112	ABE Paving LLC	2,031.48
18113	Abilities of Northwest NJ	251.90
18114	Griffith Allied Trucking	3,576.27
18115	ARAE Network Solutions LLC	3,530.00
18116	Brightspeed	72.52
18117	Cedar Ridge Landscaping	675.00
18118	C&M Auto Parts	168.05
18119	Colliers Engineering	16,388.45
18120	Comcast	911.74
18121	Econo Signs	1,060.03
18122	Rentokil	54.15
18123	Gebhardt & Kiefer	1,189.00
18124	General Code	4,530.00
18125	Goodwill Fire Co.	29,500.00
18126	Home Depot Credit Services	181.82
18127	Hope Township	50,000.00
18128	JCP&L	1,847.69
18129	VOID	
18130	Marshall Machinery Inc.	3,309.25
18131	MCANJ	100.00
18132	Morris Asphalt Co.	59,941.20
18133	NJ Division of ABC	36.00
18134	NJ American Water Co.	1,354.70
18135	NJ Advance Media	130.68
18136	NJ Landscape Contractors LLC	4,423.75
18137	PCFA	575.49
18138	Eurofins Environment Testing	387.50
18139	RK Occupational	718.40
18140	R.R. Donnelly	106.50
18141	Sanico Inc.	227.26
18142	Shade Tree Electric	900.00
18143	Staples Credit Plan	467.26
18144	State of NJ	85.85
18145	Steven P. Gruenberg Attorney	66.00
18146	TGM Services	198.00
18147	The Land Conservancy of NJ	310.00
18148	Verizon Wireless	145.18
18149	Vital Communications	214.50
18150	Warren County Treasurer	990,166.40

18151	White Twsp. Board of Education	668,264.00
18152	White Twsp. PTO	500.00
18153	Xerox Corp.	537.97
18154	JCP&L	212.30
18155	KC Sign and Awnings	7,422.50
18156	Delaware Valley Septic	625.00
18157	Albrecht, Pauline	642.08
18158	BASF Corp / Tax Dept	30,281.96
18159	Berger, Matthew	833.44
18160	Big Sky Partnership	2,489.61

TOTALS.....\$2,615,282.68

Current Fund – Manual

2446	Payroll Account	27,669.98
2447	Payroll Account	23,987.11
2448	Payroll Account	28,118.87
2449	Payroll Account	20,544.39

Developers Escrow Account

1526	Colliers Engineering	42.50
1527	Colliers Engineering	42.50
1528	Colliers Engineering	82.50
1529	Colliers Engineering	206.25
1530	Colliers Engineering	495.00
1531	Gebhardt & Kiefer	379.50
1532	VOID	
1533	Gebhardt & Kiefer	66.00
1534	Gebhardt & Kiefer	66.00
1535	Gebhardt & Kiefer	99.00
1536	Gebhardt & Kiefer	775.50
1537	Gebhardt & Kiefer	1,072.50
1538	Gebhardt & Kiefer	82.50
1539	Gebhardt & Kiefer	148.50
1540	Colliers Engineering	85.00
1541	Colliers Engineering	127.50
1542	Colliers Engineering	42.50
1543	Colliers Engineering	1,054.49
1544	Colliers Engineering	1,878.27
1545	Suburban Consulting	3,597.75
1546	Suburban Consulting	3,820.42
1547	Suburban Consulting	232.50
1548	Gebhardt & Kiefer	231.00
1549	Gebhardt & Kiefer	99.00
1550	Gebhardt & Kiefer	181.50
1551	Bright View Engineering	682.50

Dog Trust		
1215	NJ Dept. of Health & Senior Services	16.20
1216	Common Sense for Animals	702.00
Gravel Pit Escrows		
262	Colliers Engineering	267.50 (for HS&G)
257	Colliers Engineering	633.54 (for Hoffman)
252	Colliers Engineering	300.00 (for Tilcon)
255	Colliers Engineering	267.50 (for BS&G)
253	Colliers Engineering	75.00 (for Tilcon)
263	Colliers Engineering	85.00 (for HS&G)
258	Colliers Engineering	241.51 (for Hoffman)
Sewer Account		
1403	Nisivoccia LLP	2,500.00
1404	Colliers Engineering	660.00
1405	Warren County (PR) MUA	78,564.00
1406	Colliers Engineering	910.00
Capital Account		
1596	Colliers Engineering	1,987.85
TOTAL ALL ACCOUNTS.....		\$2,818,403.81

PUBLIC COMMENT

Frank Panetta requested the status of repairs at 45 Tamarack Road. The drainage concern at this location will be handled during the road overlay process.

Matt Polsky, 191 Summerfield Road, encouraged the committee to take action to reduce carbon emissions.

ADJOURNMENT

Being no further business to come before the Mayor and Committee, the meeting was adjourned at 8:37 PM on motion by Dr. Hyndman, seconded by Mr. Herb and carried by unanimous favorable vote.

Respectfully Submitted,

Kathleen R. Reinalda, RMC
Township Clerk