

**NORTH HANOVER TOWNSHIP  
TOWNSHIP COMMITTEE MEETING MINUTES  
January 17, 2013, 7:00 P.M.**

**CALL TO ORDER:** Mayor Durr called the meeting to order at 7:00 p.m.

**FLAG SALUTE:** Led by Mayor Durr

**ROLL CALL:** Mayor Durr  
Deputy Mayor Butler  
Committeeman Delorenzo  
Committeeman Moscatiello  
Committeeman Quackenboss

**SUNSHINE STATEMENT:** “The provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted by email to the Bordentown Register News, Burlington County Times and The Trenton Times as well as given to those having requested same and posted on the Township bulletin board located in the foyer of the municipal building”.

**PUBLIC COMMENT**

Mayor Durr opened the meeting for public comment.

Christine German of 66 Mary Street questioned the benefits to Committee Members. Mayor Durr indicated that he has just been made aware of new legislation and corrective actions are being taken retroactively.

Joseph Kuc of 222 Cookstown-New Egypt Road questioned why the dump was in disarray.

Committeeman Delorenzo indicated that has been scheduling problems due to hurricane Sandy. He indicated that the dump will be cleaned up within the next 2 weeks.

**MOTION TO CLOSE PUBLIC COMMENT**

Proposed By: Committeeman Delorenzo  
Seconded By: Committeeman Quackenboss  
All were in favor by roll call vote.

**ENGINEER’S REPORT**

Justin Gibson reviewed the open projects with the Committee. Mayor Durr indicated that the Schoolhouse Road Park project needs to begin when the weather breaks. He requested that the Township Engineer have specs ready for the safety features for review at the next meeting.

**DEPARTMENT REPORTS FOR DECEMBER 2012**

- a. Tax Collector (Annual and Monthly)
- b. Construction, Zoning & Mobile Homes (Annual and Monthly)
- c. North Hanover, Wrightstown & Chesterfield Courts
- d. Police Department (October and November)

Approval to accept and file the department reports.

Proposed By: Committeeman Delorenzo  
Seconded By: Committeeman Quackenboss

All were in favor by roll call vote.

**MINUTES FOR APPROVAL**

- December 18, 2012 – Regular Meeting
- January 4, 2013 – Reorganization Meeting

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler		X	X			
Committeeman Delorenzo			X			
Committeeman Moscatiello			X			
Committeeman Quackenboss	X		X			

**BILLS AND CLAIMS FOR APPROVAL**

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler		X	X			
Committeeman Delorenzo	X		X			
Committeeman Moscatiello			X			
Committeeman Quackenboss			X			

**RESOLUTIONS**

**RESOLUTION 2013-22  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**A RESOLUTION AUTHORIZING RELEASE OF CLOSED SESSION MINUTES**

**WHEREAS**, pursuant to the Open Public Meetings Act (N.J.S.A. 10:4-1 et seq.) certain issues may be discussed by the Township Council in a session which excludes the public; and

**WHEREAS**, the aforementioned law requires that the minutes of said closed sessions be released as soon as practicable after the meeting and so long as the release of the minutes will not be adverse to the interests of the public and/or the Township; and

**WHEREAS**, pursuant to statute, the purpose of this Resolution is to disclose the information which was discussed in closed session the following dates to the extent that said information can be disclosed without adversely affecting the Township or the public interest:

- |                  |                    |                    |
|------------------|--------------------|--------------------|
| January 20, 2011 | August 18, 2011    | September 20, 2012 |
| February 3, 2011 | September 1, 2011  | October 4, 2012    |
| March 3, 2011    | September 15, 2011 | October 18, 2012   |
| March 17, 2011   | October 6, 2011    |                    |
| March 31, 2011   | November 3, 2011   |                    |
| April 7, 2011    | January 19, 2012   |                    |
| April 21, 2011   | February 2, 2012   |                    |

May 5, 2011	February 16, 2012
May 19, 2011	March 1, 2012
June 2, 2011	March 15, 2012
June 9, 2011	June 7, 2012
July 21, 2011	July 19, 2012
August 4, 2011	August 2, 2012

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of North Hanover, County of Burlington and State of New Jersey that the above stated closed session minutes may be released to the public in accordance with the requirements of New Jersey State Law; and

**BE IT FURTHER RESOLVED**, that any minutes which have not been released pursuant to this Resolution shall be reviewed periodically by the Township Attorney and further recommendation shall be made for the release of additional minutes as the release of same is deemed to be proper.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler	X		X			
Committeeman Delorenzo			X			
Committeeman Moscatiello		X	X			
Committeeman Quackenboss			X			

RESOLUTION 2013-23

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**APPOINTMENT RECREATION ADVISORY COMMITTEE MEMBERS**

**WHEREAS**, N.J.S.A. Title 40 and Title 40A provide for the Appointment of Certain Officers, Appointees, and Employees to be appointed in Township Positions to carry out the lawful duties and responsibilities of the Township; and

**WHEREAS**, the Recreation Advisory Committee has vacancies created by resignations of individuals or by term expirations; and

**WHEREAS**, it is the desire of the North Hanover Township Committee to fill the vacancies.

**NOW THEREFORE BE IT RESOLVED**, that the following Officers, Appointees, and Employees are hereby appointed for their respective terms, as follows:

**RECREATION ADVISORY COMMITTEE**

NAME	TERM
Ron DeBaecke	12/31/2015 (3 Year)

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler			X			
Committeeman Delorenzo		X	X			
Committeeman Moscatiello			X			
Committeeman Quackenboss	X		X			

RESOLUTION 2013–24

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**RESOLUTION TO CANCEL TAXES**

**WHEREAS**, the Township of North Hanover has acquired property located at Block 902 Lots 4, commonly known as Meany Road; and

**WHEREAS**, said acquisition was effective December 28, 2011 and should be exempt effective January 1, 2012; and

**WHEREAS**, N.J.S.A. 54:4-99 and 100 – Allows the governing body of a municipality to cancel taxes that are illegal assessments or where “past due taxes” are due and owing; and

**WHEREAS**, the Tax Collector for the Township of North Hanover is reporting the following tax amounts for cancellation on said Block and Lots:

Block 902, Lot 4	2012 \$219.11
	2013 \$109.56

**THEREFORE BE IT RESOLVED**, the Township of North Hanover Committee hereby authorizes the cancellation of said taxes.

**BE IT RESOLVED FURTHER**, that a copy of this Resolution be forwarded to the Burlington County Board of Taxation, the Treasurer of Burlington County, the Municipal/Regional School Board to advise them of the action taken by the Municipal Committee on this matter.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler			X			
Committeeman Delorenzo	X		X			
Committeeman Moscatiello		X	X			
Committeeman Quackenboss			X			

**RESOLUTION 2013-25**  
**TOWNSHIP OF NORTH HANOVER**  
**COUNTY OF BURLINGTON**  
**APPROVAL OF MAINTENANCE OF**  
**WEBSITE FOR NORTH HANOVER TOWNSHIP**

**WHEREAS**, the North Hanover Township Committee has determined a need for the maintenance of the website for North Hanover Township; and

**WHEREAS**, Christine Webster has agreed to maintain the North Hanover Township website for the year 2013 for the cost of \$5,100; and

**WHEREAS**, it was the unanimous consensus of the Township Committee to retain Christine Webster to maintain the North Hanover Township website for the year 2013 for a total amount of \$5,100.

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey, that the Township Committee hereby agree to retain Christine Webster for the maintenance of the North Hanover Township website for the year 2013 for a total amount of \$5,100; and

**BE IT FURTHER RESOLVED** that a certified copy of the executed agreement be transmitted to Christine Webster and the Chief Financial Officer of North Hanover Township.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			<b>X</b>			
Deputy Mayor Butler	<b>X</b>		<b>X</b>			
Committeeman Delorenzo			<b>X</b>			
Committeeman Moscatiello			<b>X</b>			
Committeeman Quackenboss		<b>X</b>	<b>X</b>			

**RESOLUTION 2013-26**

**TOWNSHIP OF NORTH HANOVER**  
**COUNTY OF BURLINGTON**

**A RESOLUTION RESINDING RESOLUTION 2012-51 AND AUTHORIZING REHABCO, INC. TO AWARD CONTRACT FOR MOBILE HOME REHABILITATION WHICH EXCEED THE \$8,000 CEILING ESTABLISHED IN THE REHABILITATION PROGRAM GUIDE**

**WHEREAS**, the Township of North Hanover has entered into an agreement with Rehabco, Inc. for the management and administration of the Township’s housing rehabilitation program, under the guidelines of COAH; and

**WHEREAS**, on March 15, 2012, by Resolution 2012-51, the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey authorized Rehabco to award project numbered H-10-01 to Raymond A. Arndt Home Improvements; and

**WHEREAS**, on December 29, 2012, Rehabco terminated contract with Raymond A. Arndt Home Improvements due to abandonment of the project; and

**WHEREAS**, Rehabco has received proposal as follows:

<u>Company</u>	<u>Amount</u>	<u>Project #</u>
A+ HomewurX, LLC	\$17,200	H-10-01

**WHEREAS**, the proposal exceeds the maximum amount of \$8,000 to be expended per The Township of North Hanover’s Housing Rehabilitation Guide; and

**WHEREAS**, Ervin E. Oross Jr. PP. AICP, President, C.E.O., seeks authorization from the Township Committee to award said contract; and

**WHEREAS**, funds are available through the Township’s Housing Rehabilitation General Fund via Development Fees collected from the COAH Affordable Housing Account; and

**WHEREAS**, COAH does not set the maximum amount to be expended and does not have an opinion on this authorization.

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey authorizes rescinds Resolution 2012-51 and authorizes Rehabco to award the to, A+ HomewurX, LLC, for the project numbered H-10-01 as issued by Rehabco on December 19, 2012 in the amount of \$17,200.00.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler	X		X			
Committeeman Delorenzo			X			
Committeeman Moscatiello		X	X			
Committeeman Quackenboss			X			

RESOLUTION 2013–27

TOWNSHIP OF NORTH HANOVER  
 COUNTY OF BURLINGTON

**A RESOLUTION AUTHORIZING AN EXCHANGE OF  
 CONSTRUCTION CODE SERVICES**

**WHEREAS**, N.J.A.C. 5:23-4.5(j) sets forth the circumstances under which a conflict of interest or an emergency would arise for municipal Construction Officials, Subcode Officials and Inspectors; and

**WHEREAS**, it is in the Township’s best interest to have a place in place which will provide for these services in the event a conflict of interest or an emergency arises; and

**WHEREAS**, the Township of North Hanover wishes to authorize an exchange of construction code services with the Township of Bordentown, Township of Burlington and the Township of Chesterfield to exchange the services of their Construction Officials, Subcode Officials and Inspectors as needed to comply with N.J.A.C. 5:23-4.5(j).

**NOW, THEREFORE, BE IT RESOLVED** by the Township of North Hanover, in the County of Burlington, State of New Jersey, as follows:

1. The Township Committee of the Township of North Hanover hereby authorizes the exchange of Construction Code Services with the Township of Bordentown, Township of Burlington and the Township of Chesterfield.
2. The Mayor, Municipal Clerk and other appropriate officials are hereby authorized to execute the document necessary to have the work performed in connection with the services outlined above.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			<b>X</b>			
Deputy Mayor Butler			<b>X</b>			
Committeeman Delorenzo		<b>X</b>	<b>X</b>			
Committeeman Moscatiello			<b>X</b>			
Committeeman Quackenboss	<b>X</b>		<b>X</b>			

RESOLUTION 2013–28

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**RESOLUTION AUTHORIZING RENEWAL OF THE TERM OF A  
SHARED SERVICES AGREEMENT WITH BORDENTOWN, CHESTERFIELD  
AND SPRINGFIELD TOWNSHIPS CONCERNING EXTRA DUTY ASSIGNMENT  
OF POLICE OFFICERS**

**WHEREAS**, the Townships of North Hanover, Springfield, Bordentown and Chesterfield are neighboring Townships in Northern Burlington County; and

**WHEREAS**, their Police Departments provide traffic control and other off-duty police services to third parties; and

**WHEREAS**, the Townships often rely upon each other for additional officers to provide such services to third parties; and

**WHEREAS**, The Township has entered into a Shared Services Agreement with the aforementioned Township which requires annual renewal; and

**WHEREAS**, the Township wishes to renew the Shared Services Agreement in accordance with its terms until December 31, 2013.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of North Hanover, in the County of Burlington, State of New Jersey, that the Mayor and Municipal Clerk are authorized and directed to notify the Townships of Springfield, Bordentown and Chesterfield that the Committee has elected to renew the agreement for the ensuing year until December 31, 2013 and provide each Township with a certified copy of this Resolution.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler			X			
Committeeman Delorenzo			X			
Committeeman Moscatiello	X		X			
Committeeman Quackenboss		X	X			

RESOLUTION 2013-29

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT (RITE AID #2526-02 V. NORTH HANOVER TOWNSHIP; BLOCK 610, LOT 1; 546 WRIGHTSTOWN-SYKESVILLE ROAD).**

**WHEREAS**, Rite Aid #2526-02 is the owner of Block 610, Lot 1, 546 Wrightstown-Sykesville Road, in the Township (“the Property”); and

**WHEREAS**, the owner has filed appeals with the Tax Court of New Jersey for the tax assessment of the Property for the years 2011 and 2012; and

**WHEREAS**, the parties have engaged in settlement negotiations and reached a settlement of the tax appeals, subject to the Township Committee’s approval, as follows:

- 1) 2011: WITHDRAWN
- 2) 2012:

	<u>Original Assessment</u>	<u>Proposed Assessment</u>
Land:	\$ 150,000	\$ 150,000
Impvts.:	\$ 3,091,600	\$ 1,743,000
Total:	\$ 3,241,600	\$ 1,893,000



3) 2013:

Proposed Assessment

Land:	\$ 150,000
Impvts.:	\$ 1,420,000
Total:	\$ 1,570,700

**WHEREAS**, the owner has agreed to waive all interest due on any refund, and has agreed to accept a credit on the Property’s 2013 taxes rather than require payment of any refund; and

**WHEREAS**, the Township Attorney and the Township Tax Assessor have recommended the said settlement to the Township Committee; and

**WHEREAS**, the Township Committee is of the opinion that said settlement is in the best interests of the Township;

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey that the settlement in this matter as set forth herein above, be and the same is hereby approved, and the Township Attorney is authorized and directed to affect said settlement.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler			X			
Committeeman Delorenzo			X			
Committeeman Moscatiello		X	X			
Committeeman Quackenboss	X		X			

RESOLUTION 2013–30

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT [145  
COOKSTOWN-NEW EGYPT ROAD, LLC v. NORTH HANOVER TOWNSHIP  
(2011) and LSREF2 CLIPPER II, LLC v. NORTH HANOVER TOWNSHIP (2012)];  
BLOCK 903, LOT 18; 145 COOKSTOWN-NEW EGYPT ROAD.**

**WHEREAS**, 145 Cookstown-New Egypt Road , LLC, was the owner of Block 903, Lot 18, 145 Cookstown-New Egypt Road, in the Township (“the Property”) in 2011; and

**WHEREAS**, LSREF2 Clipper II, LLC, was the owner of the Property in 2012; and

**WHEREAS**, the owners had filed appeals with the Tax Court of New Jersey for the tax assessment of the Property for the years 2011 and 2012; and

**WHEREAS**, the parties have engaged in settlement negotiations and reached a settlement of the tax appeals, subject to the Township Committee’s approval, as follows:

	<u>2011 and 2012 Original Assessment</u>	<u>2011 and 2012 Proposed Assessment</u>
Land:	\$ 560,000	\$ 560,000
Impvts.:	\$ 1,386,700	\$ 890,000
Total:	\$ 1,946,700	\$ 1,450,000

**WHEREAS**, the owners have agreed to waive all interest due on any refund; and

**WHEREAS**, the Township attorney and the Township Tax Assessor have recommended the said settlement to the Township Committee; and

**WHEREAS**, the Township Committee is of the opinion that said settlement is in the best interests of the Township;

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey that the settlement in this matter as set forth herein above, be and the same is hereby approved, and the Township Attorney is authorized and directed to affect said settlement.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler			X			
Committeeman Delorenzo			X			
Committeeman Moscatiello		X	X			
Committeeman Quackenboss	X		X			

RESOLUTION 2013–30A

TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT (BENDOR REALTY, LLC v. NORTH HANOVER TOWNSHIP; Block 903, Lot 7; 221 Cookstown-New Egypt Road).**

**WHEREAS**, Bendor Realty, LLC, is the owner of Block 903, Lot 7, 221 Cookstown-New Egypt Road, in the Township (“the Property”); and

**WHEREAS**, the owner has filed appeals with the Tax Court of New Jersey for the tax assessment of the Property for the years 2011 and 2012; and

**WHEREAS**, the parties have engaged in settlement negotiations and reached a settlement of the tax appeals, subject to the Township Committee’s approval, as follows:

1)	2011:		
		<u>Original Assessment</u>	<u>Proposed Assessment</u>
	Land:	\$ 555,000	\$ 555,000
	Impvts.:	\$ 2,231,700	\$ 2,045,000
	Total:	\$ 2,786,700	\$ 2,600,000
2)	2012:		
		<u>Original Assessment</u>	<u>Proposed Assessment</u>
	Land:	\$ 555,000	\$ 555,000
	Impvts.:	\$ 2,231,700	\$ 1,945,000
	Total:	\$ 2,786,700	\$ 2,500,000
3)	2013:		
		<u>Proposed Assessment</u>	
	Land:	\$ 555,000	
	Impvts.:	\$ 1,695,000	
	Total:	\$ 2,250,000	

**WHEREAS**, the owner has agreed to waive all interest due on any refund, and has agreed to accept a credit forward on the Property’s 2013 taxes rather than require payment of any refund; and

**WHEREAS**, the Township Attorney and the Township Tax Assessor have recommended the said settlement to the Township Committee; and

**WHEREAS**, the Township Committee is of the opinion that said settlement is in the best interests of the Township;

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey that the settlement in this matter as set forth herein above, be and the same is hereby approved, and the Township Attorney is authorized and directed to affect said settlement.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			<b>X</b>			
Deputy Mayor Butler			<b>X</b>			
Committeeman Delorenzo			<b>X</b>			
Committeeman Moscatiello		<b>X</b>	<b>X</b>			
Committeeman Quackenboss	<b>X</b>		<b>X</b>			

Mayor Durr indicated that he does have a topic to be discussed that was not on the agenda. He had a conversation with the Chief of Police, Committeeman Moscatiello and Police Commissioner Quackenboss. Chief Keubler would like the Committee to consider bring Patrol Officer Zytko on a full-

time basis. The salary is set forth by contract. The start date is unknown at this time. They expect another officer to be placing his resignation in shortly. He would like a motion to offer Patrol Officer Zytko the position of full-time patrol officer according to the salary based in the contract. This action will be rectified at the February 7 meeting by resolution

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Mayor Durr			X			
Deputy Mayor Butler		X	X			
Committeeman Delorenzo	X		X			
Committeeman Moscatiello			X			
Committeeman Quackenboss			X			

**TOWNSHIP COMMITTEE “COMMENTS”**

Committeeman Quackenboss indicated that John Fletcher has been appointed Chair to the Recreation Committee, as well as other positions within the Committee.

Committeeman Delorenzo thanked everyone who attended the dinner the other night. There was a very nice turn out.

Deputy Mayor Butler and Committeeman Moscatiello echoed Committeeman Delorenzo’s comments.

Mayor Durr announced that he received a letter from the Burlington County Road Department indicated that they started work on the Crowshaw Road bridge. They expect the construction to take approximately 4 weeks. He also echoed Committeeman Delorenzo’s comments regarding the dinner.

**EXECUTIVE SESSION RESOLUTION**

2013-31 Authorizing a Closed Session Meeting to discuss the following matter(s) pursuant to N.J.S.A. 47:1A-1 and N.J.S.A. 10:4-12; Personnel, Contract Negotiation and Litigation matters.

There being no matters to discuss under executive session.

**TIME OF ADJOURNMENT:** 7:40 PM

Respectively submitted,

\_\_\_\_\_  
Cindy A. Dye, RMC  
Township Clerk