

**NORTH HANOVER TOWNSHIP  
TOWNSHIP COMMITTEE MEETING MINUTES  
March 19, 2015, 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 Delorenzo  
Committeewoman Butler  
Committeeman Moscatiello  
Committeeman Quackenboss

Also present: Municipal Clerk Cindy Dye and Acting Township Attorney Steven Griegel.

**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 to the public. There was no public comment.

**MOTION TO CLOSE PUBLIC COMMENT**

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

**ENGINEER’S REPORT**

Justin Gibson was present to give his report. He indicated that he is waiting further direction from the Township regarding the Capital Road Improvements. The County has been notified of the Township’s concerns regarding the existing drainage ditches along Croshaw Road. The County has also been notified about the Township’s concerns regarding the existing bridge on Paulson Road. His office is currently working on the deficiencies noted by the NJDEP from the inspection on December 31, 2014. A recommendation was made regarding the request for the TWA application by Wagon Wheels; however, plans have been submitted since that time and he has been able to review said plans and make a recommendation for approval, which is scheduled for this evening. He received notification regarding an NJDEP 2015 Recreation Trails Program for grant funding. Applications are due on April 30, 2015. He awaits Township direction. He is waiting on the Township’s direction regarding the FY2014 Burlington County Municipal Park

Development Program. Committeewoman Butler agreed with work with Mr. Gibson on said program. Due to weather, repairs were held off on the Orr Road culvert. Quotes will be obtained by next meeting so work can begin. The contractor has corrected the problem on Jacobstown-Arneytown Road (Phase II). Mr. Gibson indicated that he will be confirming that the issue is resolved prior to any recommendation on bond release.

**DEPARTMENT REPORTS FOR FEBRUARY 2015**

- a. Tax Collector
- b. Construction, Zoning & Mobile Homes
- c. North Hanover, Wrightstown & Chesterfield Courts

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

**MINUTES FOR APPROVAL**

- February 19, 2015 – Regular Meeting

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

- February 19, 2015 – Executive Session Meeting

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

- February 21, 2015 – Budget Hearing

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

**BILLS AND CLAIMS FOR APPROVAL**

Committeewoman Butler abstained from Purchase Order 15-00159.

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

**CONSENT AGENDA**

2015-38 Resolution Authorizing Consent to New Jersey Department of Environmental Protection Permit for Wagon Wheel Estates

**RESOLUTION 2015-38**

**TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION AUTHORIZING CONSENT TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT FOR WAGON WHEEL ESTATES**

**WHEREAS**, Wagon Wheel Estates, located at 46 Jones Mill Road in the Township of North Hanover has made application to the New Jersey Department of Environmental Protection (“NJDEP”) for a Treatment Works Approval Permit concerning Block 603, Lot 9; and

**WHEREAS**, the Township Engineer has reviewed said application made by Wagon Wheel Estates and has recommended execution of the same.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey that the Township Committee hereby consents to the proposed project and hereby authorizes the Township Engineer to execute the NJDEP Statements of Consent on behalf of the Township.

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

**RESOLUTION 2015-39**  
**TOWNSHIP OF NORTH HANOVER**  
**COUNTY OF BURLINGTON**

**RESOLUTION AUTHORIZING BUDGET TRANSFERS FOR THE 2014 BUDGET**

**WHEREAS** N.J.S.A. 40A:4-58 states: "Should it become necessary, during the last 2 months of the fiscal year or the first three months of the new fiscal year, to expend for any of the purposes specified in the budget an amount in excess of the respective sums appropriated therefor and there shall be an excess in any appropriations over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the governing body may, by resolution setting forth the facts, adopted by not less than 2/3 vote of the full membership thereof, transfer the amount of such excess to those appropriations deemed to be insufficient"; and,

**WHEREAS** the Chief Financial Officer has recommended that the attached list of transfers, being in compliance with N.J.S.A. 40A:4-58, be made.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, (not less than 2/3 of the full membership concurring affirmatively) that the 2014 budget transfers be made a permanent part of this resolution, are hereby made and approved.

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

CURRENT FUND TRANSFERS

MARCH 2015

TRANSFER

<u>ACCOUNT DESCRIPTION</u>	<u>ACCOUNT NUMBER</u>	<u>TO</u>	<u>FROM</u>
SANITATION			
SUPERVISOR	S&W 4 01 26 305 101		
WORKERS	S&W 4 01 26 305 102		
RECYCLING	S&W 4 01 26 305 103		
UNIFORMS COLLECTION CENTER	OE 4 01 26 305 201		
STONE/PATCH MATERIALS	OE 4 01 26 305 244	1,000.00	
COLLECTION CENTER	OE 4 01 26 305 258		
RECYCLING SALARIES			
SALARIES & WAGES	S&W 4 01 26 306 101		
BUILDINGS & GROUNDS			
SALARIES & WAGES	S&W 4 01 26 310 101		3,000.00
CLEANING SERVICE	OE 4 01 26 310 218		
MOWING CONTRACT	OE 4 01 26 310 236		
BALLFIELDS OTHER	OE 4 01 26 310 253		
VEHICLE MAINTENANCE			
POLICE VEHICLE MAINTENANCE	OE 4 01 26 315 201		
DOG REGULATION			
OTHER EXPENSES	OE 4 01 27 340 299	400.00	
PARKS & PLAYGROUNDS			
FAMILY RECREATION EVENTS	OE 4 01 28 370 299	400.00	
SPORTS REC BASEBALL/SOFTBALL	OE 4 01 28 370 369		1,450.00
UTILITIES			
ELECTRIC	OE 4 01 31 430 201		
LANDFILL ELECTRIC	OE 4 01 31 430 205		
MISCELLANEOUS ELECTRIC	OE 4 01 31 430 299		
STREET LIGHTING	OE 4 01 31 435 259		
TELEPHONE	OE 4 01 31 440 201		
NATURAL GAS	OE 4 01 31 446 201		
TIPPING	OE 4 01 31 446 202		
FUEL OIL	OE 4 01 31 447 201		
GASOLINE	OE 4 01 31 460 201	800.00	
LANDFILL TIPPING	OE 4 01 31 465 201		
RECYCLING TIPPING TAX	OE 4 01 31 466 202		
SOCIAL SECURITY	OE 4 01 36 472 200		
MUNICIPAL COURT			
SALARIES & WAGES	S&W 4 01 43 490 101	600.00	
WRIGHTSTOWN COURT			
SALARIES & WAGES	S&W 4 01 43 490 311		
OTHER EXPENSES	OE 4 01 43 490 323		
CHESTERFIELD COURT			
SALARIES & WAGES	S&W 4 01 43 490 511	600.00	
OTHER EXPENSES	OE 4 01 43 490 529		
		<u>\$ 10,450.00</u>	<u>\$ 10,450.00</u>

**NON-CONSENT AGENDA**

2015-40 A Resolution Urging New Jersey Natural Gas Company to Meet with the Affected Municipalities and Counties and to Consider Alternate Routes for its Southern Reliability Link Natural Gas Transmission Pipeline Project in New Jersey

This matter will be moved until after the discussion item.

2015-41 A Resolution Opposing Participation in the Real Property Assessment Demonstration Program

**RESOLUTION 2015-41**

**TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**A RESOLUTION OPPOSING PARTICIPATION IN THE REAL PROPERTY  
ASSESSMENT DEMONSTRATION PROGRAM**

**WHEREAS**, in 2013, Governor Chris Christie signed into law Chapter 15 P.L. 2013 (C.54:1-101 et seq.) known as the “Real Property Assessment Demonstration Program” to begin in Tax Year 2014, and the Monmouth County Board of Taxation and the Monmouth County Assessors decided to be the first county in the State to implement this program over the course of a five-year period; and

**WHEREAS**, the declared goal of P.L. 2013, Chapter 15 is to demonstrate an enhanced system of municipal real property assessment as a complement to the County-based Real Property Assessment System Pilot Program undertaken in Gloucester County, pursuant to the provisions of P.L. 2009, c.118 (C.54:1-86 et seq.), under which the entire real property assessment function formerly performed by the Municipal Tax Assessor, was transferred to the County through the appointment of a County Assessor and Deputy County Assessors. The existence of two programs under the real property assessment function is performed using two different methods will allow the Legislature to evaluate the effectiveness of each system of real property assessment, and to determine whether the current statutory system of real property assessment function should be revised Statewide.; and

**WHEREAS**, a criteria for participating in the Real Property Assessment Demonstration Program requires that the members of the County Assessor’s Association, by not less than two-thirds of its voting membership, approve the implementation of the demonstration program; and

**WHEREAS**, the Burlington County Board of Taxation express its interest in participating in P.L. 2013, Chapter 15 and solicited the Association of Municipal Assessors of Burlington County for their approval in implementing the Real Property Assessment Demonstration Program; and

**WHEREAS**, The Burlington County Board of Chosen Freeholders approved Resolution 2014-00472 entering into a Shared Services Agreement with Monmouth County and the Monmouth County Tax Administrator for consulting services for the implementation and management of Real Property Assessment Demonstration Program at a reported cost of \$50,000; and

**WHEREAS**, on October 14, 2014, the Burlington County Board of Taxation approved Resolution 2014-4 supporting implementation of said Assessment Demonstration Program; and

**WHEREAS**, the Municipal Tax Assessors of Burlington County were instructed to inform their municipalities that Burlington County is participating in the Real Property Assessment Demonstration Program; and

**WHEREAS**, as follows:

- A stated objective of P.L. 2013, c15 is established a “collaborative system” with municipalities and school districts implementing this program.
- There are now three (3) different form of real property tax assessment practices in New Jersey: 1. County-based Real Property Assessment System Pilot Program (Gloucester County model)(P.L. 2009, Chapter 118); 2. Real Property Assessment Demonstration Program (Monmouth County mode) (P.L. 2013, Chapter 15); 3. The current traditional system in use by the remaining 19 counties making the property tax system in New Jersey more confusing for property owners, adding complexity, and additional costs.
- An internal inspection required every five (5) years of all properties is intrusive on property owners and unnecessary, given that material changes to properties are evaluated when Tax Assessors review Construction Permits and when reassessments and revaluations are periodically performed.
- The New Jersey Bar Association opposed S-1213, P.L. 2013, C.15.
- The Assessment Demonstration Program adds confusion to the tax appeal process establishing two different filing deadlines: 1. Changing the current deadline for County Tax Appeals from April 1 to January 15; 2. Retaining the April 1 deadline for Tax Appeals filed with the Tax Court.
- A stated intent of changing the County Tax Appeal filing deadline and issuing judgments earlier was to provide for more accurate tax values for current budget purposes and minimize estimates for Tax Appeal losses; however, Tax Court appeals dates, that for the most part, are filed by large taxpayers and whose outcomes tend to be more onerous requiring bonding for large tax refunds, are not revised.
- The number of County Tax Appeals in Burlington County and statewide has dropped off significantly (from 1990-2014, the highest number in Burlington County and statewide was in 2012 with 5,029 and 116,048 respectively, dropping to 1,742 (-65%) and to 69,034 (-40%) in 2014).
- Provisions in the Assessment Demonstration Program to revise Municipal assessments during the five year implementation of the Program based on the Common Level Ratio developed annually by the New Jersey Director of the Division of Taxation based on an analysis of real estate sales and corresponding tax assessments is contrary to good tax assessment practices and possibly unconstitutional; whereby it can have dramatic implications on Tax Rates, Tax Appeals, Budgeting, calculation of State and federal aid, shared services agreements, regional and joint school budget calculations and bonding and credit ratings.

- Requiring municipalities to provide for annual interior inspections of 20% of its properties and an annual reassessment in an unfunded mandate. The time, cost and management will be onerous on municipalities requiring increased compensation and/or the hiring of outside professionals.
- The costs of the Assessment Demonstration Program cannot currently be excluded from the 2% Spending Cap as an Emergency Appropriation.
- Assemblyman Sean Kean (Monmouth) and Solicitor for Wall Township has introduced A-3980 which permits demonstration Counties to terminate their participation in the “Real Property Assessment Demonstration Program.”
- It is premature to enter into a PILOT Program that does not have sustained record of success. In fact, it has only been partially implemented in Monmouth County and has only been in place for one year. The costs to municipalities are not justifiable with the history of the program that now exists.

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

1. The North Hanover Township Committee hereby states its opposition to Burlington County participating in the Real Property Assessment Program until such time that the governing body and its professional staff has had an opportunity to review and consider the costs and benefits of participating in this program and evaluate the final report detailing the experience of each demonstration county (currently Monmouth County) participating in the demonstration program, noting the success of the program, any problems experienced under the program, and any recommendations for statutory or administrative changes to the current system of real property assessment in the State.
2. Copies of this resolution shall be forwarded to the North Hanover Tax Assessor, the Burlington County Board of Taxation, the Burlington County Board of Chosen Freeholders, the Directors of the New Jersey Division of Taxation and Local Government Services and 12<sup>th</sup> Legislative District legislature.

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

**DISCUSSION ITEM**

- New Jersey Natural Gas Proposed Pipeline Route

Mayor Durr recused himself from this discussion.

Committeeman Quackenboss stated that Deputy Mayor Delorenzo and he met with representatives of New Jersey Natural Gas on Friday, March 13. Committeeman Quackenboss



provided a synopsis of the meeting. Committeeman Quackenboss explained the proposed route as provided by New Jersey Natural Gas. There was a brief discussion about possibly going down Provinceline Road. Committeeman Quackenboss and Deputy Mayor Delorenzo expressed their disagreement with the change. New Jersey Natural Gas provided an overview on how potential routes are determined and showed the matrix that it uses to determine the best route. The matrix is a detailed and complex formulation of various circumstances, including environmental and residential. The most disappointing outcome of this meeting was that New Jersey Natural Gas indicated that they would not be holding a public meeting until after filing with the New Jersey Board of Public Utilities. This was very upsetting since it was stated prior that a meeting would be held. It was also discussed at this meeting the use of current utility right-of-ways. New Jersey Natural Gas provided their explanation as to why this could not occur. The contact information for New Jersey Natural Gas will be placed on the website for the residents' use. He encourages the residents to contact New Jersey Natural Gas themselves.

Deputy Mayor Delorenzo provided his overview of the meeting. He also expressed his disappointment that New Jersey Natural Gas will not be holding a public meeting prior to filing with the New Jersey Board of Public Utilities. Several documents were supposed to be provided to the Clerk after the meeting, including the matrix, which has not yet been received.

Committeeman Moscatiello asked for certain information to be researched by the Township Attorney.

Mayor Durr asked for clarification from the attorney as to why the Township doesn't have more say or involvement in this type of application.

Mayor Durr reviewed the changes made by Committeeman Quackenboss to the resolution.

Mayor Durr read the resolution in full.

2015-40      A Resolution Urging New Jersey Natural Gas Company to Meet with the Affected Municipalities and Counties and to Consider Alternate Routes for its Southern Reliability Link Natural Gas Transmission Pipeline Project in New Jersey

**RESOLUTION 2015-40**

**TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**A RESOLUTION URGING NEW JERSEY NATURAL GAS COMPANY TO MEET WITH THE RESIDENTS OF THE AFFECTED MUNICIPALITIES AND COUNTIES AND TO CONSIDER ALTERNATE ROUTES FOR ITS SOUTHERN RELIABILITY LINK NATURAL GAS TRANSMISSION PIPELINE PROJECT IN NEW JERSEY**

**WHEREAS,** The New Jersey Natural Gas Company is planning to construct a new natural gas transmission pipeline called the “Southern Reliability Link” to feed the southern portion of the utility’s service territory in Ocean and Burlington counties; and

**WHEREAS,** the proposed 28 mile, 30-inch diameter high-pressure transmission pipeline would run from Chesterfield Township in Burlington County and traverse North Hanover Township in Burlington County, Upper Freehold Township in Monmouth County, Plumsted Township in Ocean County, and Joint Base McGuire-Dix-Lakehurst before connecting with the utility’s transmission system in Manchester Township, Ocean County; and

**WHEREAS,** the pipeline is a transmission pipeline only and therefore would not provide natural gas service to any of the municipalities along the propose pipeline route; and

**WHEREAS,** many critical environmental and natural resources would be impacted by the proposed pipeline, and residents of local communities along the proposed pipeline route will be negatively affected by the development, construction, and ongoing operation of the pipeline; and

**WHEREAS,** the proposed route of the pipeline would also have a significant impact on local roads, school bus routes, and privately owned lands including farms, businesses, and residences, and may lower the value of surrounding properties in the communities along the proposed pipeline route; and

**WHEREAS,** alternate routes away from residential areas, including those that follow the Jersey Central Power and Light Company right-of-way and federal land areas of the Joint Base McGuire-Dix-Lakehurst, would mitigate the negative impact of the pipeline on affected communities, schools, residents, and the environment.

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

1. The Township urges New Jersey Natural Gas Company to meet with the residents of the municipalities and counties affected by the proposed route of the Southern Reliability Link natural gas pipeline project prior to its submission of a proposed route to the New Jersey Board of Public Utilities to discuss the adverse effects and negative impact it could have on the environmental and surrounding communities it would transgress.
2. The Township of North Hanover also strongly urges the New Jersey Natural Gas Company to consider the designation of an alternate route away from residential areas that follows the Jersey Central Power and Light Company right-of-way or federal land areas of the Joint Base McGuire-Dix-Lakehurst, which would mitigate the negative impact of the pipeline.
3. Copies of this resolution, as filed with the Secretary of State, shall be transmitted by the Municipal Clerk of the Township of North Hanover to: Lawrence M. Downes,

Chairman of the Board and Chief Executive Officer of New Jersey Resources; Kathleen T. Ellis, Executive Vice President and Chief Operating Officer of New Jersey Natural Gas; New Jersey Senate President Stephen Sweeney; New Jersey Assembly Speaker Vincent Prieto; 12<sup>th</sup> Legislative District; 10<sup>th</sup> Legislative District; Anthony J. Alexander, Executive Chairman of the Board, First Energy Corporation; James V. Fakult, President, Jersey Central Power and Light Company; New Jersey Board of Public Utilities; Commissioner of the New Jersey Department of Environmental Protection; Burlington, Monmouth and Ocean Counties Board of Chosen Freeholders; Mayor and Councils of Chesterfield Township, Upper Freehold Township, Plumsted Township, Manchester Township and Colonel James Hodges, Commander, Joint Base McGuire-Dix-Lakehurst.

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

**TOWNSHIP COMMITTEE “COMMENTS”**

Deputy Mayor Delorenzo stated that he will be meeting with the public works contractor to go over the potholes in town.

Mayor Durr stated that he met with the Chief, Treasurer and President of the Jacobstown Volunteer Fire Company regarding additional funding for the fire company. Committeeman Moscatiello and he will meet to review the request and report back at the next meeting.

Mayor Durr stated that the Committee should be ready to introduce the budget at the second meeting in April

Mayor Durr welcomed Boy Scout Troop 606, who is attending the meeting this evening for a badge.

**EXECUTIVE SESSION RESOLUTION**

2015-42      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

This resolution was tabled.

**MOTION TO ADJOURN**                      8:00 PM

Respectively submitted,

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Cindy A. Dye, RMC  
Township Clerk