

**NORTH HANOVER TOWNSHIP
TOWNSHIP COMMITTEE MEETING MINUTES
AUGUST 4, 2022, 7:00 P.M.**

**VIA CONFERENCE CALL: Dial In: 1-888-482-9769; Access Code 4493305#
OR
IN PERSON**

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

FLAG SALUTE: Led by Mayor Doyle and a moment of silence in remembrance of Assemblyman Dancer and Francis Duff

ROLL CALL: Mayor Doyle
Deputy Mayor Forsyth
Committeeman DeBaecke
Committeeman Kocubinski

Absent: Committeeman O'Donnell

Also Present: Township Clerk Picariello and Township Attorney Mark Roselli

SUNSHINE STATEMENT: "The provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted by email to the Courier Post, 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 AS IT RELATES TO AGENDA ITEMS

Mayor Doyle opened the meeting to the public. There were no public comments this evening.

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Committeeman DeBaecke

Seconded By: Committeeman Kocubinski

DISCUSSION OF IMPLEMENTATION OF P.L. 2021, C 182 – LEAD BASED HAZARDS IN RENTAL HOUSING

– Attorney Roselli reviewed the laws requirements. Attorney Roselli determined it would not apply to the mobile home parks. He noted North Hanover is eligible for visual inspections and the number of units built before 1978 needs to be determined. He noted enforcement of fees would be through the Courts. Construction Official, Jef Jones stated the inspector is not required to be certified as North Hanover is allowed to do visual inspections. He noted the apartments are done by the State. Mr. Jones recommends the fire inspector do the visual inspections and noted Alexandra DeGood is willing to do the paperwork. He stated the law allows for a Municipal Employee to do the inspections. Committeeman DeBaecke stated a fee should be established for the inspection. Jef Jones suggested revising the Smoke Inspection Ordinance to establish the fee. The general consensus was to do the inspections in house. Clerk Picariello was directed to contact the Tax Assessor to see if he can gather a report for the buildings built before 1978. Attorney Roselli noted North Hanover does not maintain a local agency and the law is contradictory and his interpretation is we must employ a contractor. The law does not define a local permanent agency. Mayor Doyle stated he would take the webinar offered by the DCA and Jef Jones noted it was fruitless as he already took it. He also stated he reached out to a contractor and was quoted 150-200 dollars per inspection. Engineer Hirsh noted his firm would be getting some people certified. Attorney Roselli asked the Mayor to attend the webinar and get the definition of a local agency. He stated we would revisit the issue.

DISCUSSION OF REDEVELOPMENT PLAN BLOCK 602 LOT 9.02 (FORMERLY LOT

9) – Ed Fox, Township Planner was in attendance. He reviewed the potential redevelopment plan that would include 5 mini buildings. He stated their Engineer would like a few changes to the concept plan presented. He noted it would one parcel not subdivided. Engineer Hirsh expressed concerns over the size of the signage. Attorney Roselli noted the Township

Committee comes up with the plan and refers to the JLUB for consistency with the master plan. Attorney Roselli informed the Township Committee to review the concept plan and submit any questions or concerns to him, Ed Fox or Engineer Hirsh within the month, so that we may move forward.

REVIEW OF CORRESPONDENCE

There was no correspondence this evening.

ENGINEER’S REPORT

Engineer Hirsh reported that he was awaiting quotes for the replacement parts for the exercise equipment in the park. He stated the NJDOT FY23 grant has been submitted. He stated quotes were received for the sinkhole repair at Crosswicks-Ellisdale and he would submit a summary.

MINUTES FOR APPROVAL

- June 16, 2022 – Regular Meeting – Motion made to carry until August 18th meeting.
- July 21, 2022 – Regular Session

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke		X	X			
Deputy Mayor Forsyth					X	
Committeeman Kocubinski	X		X			
Committeeman O’Donnell						X
Mayor Doyle			X			

BILLS AND CLAIMS FOR APPROVAL

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke	X		X			
Deputy Mayor Forsyth		X	X			
Committeeman Kocubinski			X			
Committeeman O’Donnell						X
Mayor Doyle			X			

ORDINANCE – ADOPTION

2022-07 An Ordinance of the Township of North Hanover Amending the “Revised General Ordinances of the Township of North Hanover, 1994” by amending Section 7-080, Entitled “Traffic” for speed limit on section of Ellisdale-Crosswicks Road and to establish speed limit for section of Meany Road

**ORDINANCE 2022-07
COUNTY OF BURLINGTON
TOWNSHIP OF NORTH HANOVER**

AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY AMENDING CHAPTER 7, SECTION 7-080 “SPEED LIMITS” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF NORTH HANOVER BY CHANGING SPEED LIMIT FOR A SECTION OF ELLISDALE-CROSSWICKS ROAD AND ESTABLISHING SPEED LIMITS FOR SEGMENTS OF MEANY ROAD

NOW, THEREFORE, be it ordained by the Township Committee of the Township of North Hanover, in the County of Burlington, New Jersey that Section 7-080, Schedule VII of the Revised General Ordinances of the Township of North Hanover is hereby amended as follows (deletions have strikethrough; additions are bolded and underlined):

Section 1. **SECTION 7-080, SPEED LIMITS**

SCHEDULE VII

Name of Street	Direction	Speed Limit	Location
Ellisdale-Crosswicks Road	Both	Zone 1: 45 <u>35</u> mph	From a point in line from Chesterfield Township North Hanover Township line to 1510 feet west of Provinceline Road <u>From the Township line east of its intersection with</u>

			<u>Extonville Road to the Township line at its intersection with Provinceline Road - Entire length</u>
		Zone 2: 35 MPH	From a point 1510 feet west of Provinceline Road (North Hanover Township-Upper Freehold Township Line)

<u>Meany Road</u>	<u>Both</u>	<u>Zone 1: 25 mph</u>	<u>Between intersection with Jacobstown-New Egypt Road (Co. Route 528) and Monmouth Road (Co. Route 537</u>
		<u>Zone 2: 25 mph</u>	<u>From its intersection with Jacobstown-New Egypt Road (Co. Route 528) to a distance 2,295.33 linear feet south to the property line between block 800, Lots 72 and 73</u>
-		<u>Zone 3: 45 mph</u>	<u>From a point 2,295.33 linear feet south from its intersection with Jacobstown-New Egypt Road (Co. Route 528), south to its intersection with Cookstown-New Egypt Road (Co. Route 616)</u>

Section 2. In the event that any portion of this ordinance is determined to be invalid, such determination shall not affect the remaining portions of ordinance, which are hereby declared to be severable.

Section 3. All ordinance or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

Section 4. This ordinance shall take effect immediately after final passage and publication

MAYOR OPENS THE MEETING TO THE PUBLIC

There were no public comments this evening.

MOTION TO CLOSE PUBLIC HEARING

Proposed By: Committeeman DeBaecke
Seconded By: Committeeman Kocubinski

MOTION TO ADOPT ORDINANCE 2022-07

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke	X		X			
Deputy Mayor Forsyth			X			
Committeeman Kocubinski		X	X			
Committeeman O'Donnell						X
Mayor Doyle			X			

CONSENT AGENDA DEFINED:

All Resolutions listed on today’s consent agenda are to be considered as one vote by Township Committee and will be enacted by one motion. There will be no discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

2022-122 Resolution Establishing the Township of North Hanover as a Stigma-Free Zone for Mental Health Awareness

**RESOLUTION 2022-122
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION ESTABLISHING THE TOWNSHIP OF NORTH HANOVER
AS A**

STIGMA-FREE ZONE FOR MENTAL HEALTH AWARENESS

WHEREAS, the Township of North Hanover is committed to establishing the Township as a Stigma-Free Zone supporting efforts for Mental Health Awareness; and

WHEREAS, the National Institute of Mental Health reports that nearly one in five or roughly 53 million Americans live with a mental illness, and 1 in 6 youth ages 6 - 17 experience a mental health disorder each year but only half receive treatment; and

WHEREAS, in 2019, 36.7% of students reported persistent feelings of sadness or hopelessness; nearly 19% of high school students had seriously considered attempting suicide; and

WHEREAS, suicide is the 2nd leading cause of death among high school-aged youth ages 14-18; in 2018, a total of 48,344 persons of all ages died from suicide and where suicide was the 10th leading cause of death overall in the United States; and

WHEREAS, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from disease; and

WHEREAS, when severe mental illness goes untreated or under-treated, it can lead to alcohol or substance abuse, dropping out of school, unemployment, homelessness, or suicide; and

WHEREAS, raising awareness of mental illness is an effective way to reduce the stigma associated with the disease and encourage those who are affected to seek services and support; and

WHEREAS, Township of North Hanover is committed to creating public interest and open dialogue about stigmas, raise awareness of the disease of mental illness and create a culture wherein residents who have the disease of mental illness feel supported by the community and feel free to seek treatment for the disease without fear of a stigma, so recovery can begin; and

NOW THEREFORE BE IT RESOLVED, that the Township of North Hanover in the County of Burlington, State of New Jersey, is hereby designated as a Stigma-Free Zone.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke	X		X			
Deputy Mayor Forsyth		X	X			
Committeeman Kocubinski			X			
Committeeman O'Donnell						X
Mayor Doyle			X			

NON-CONSENT AGENDA

2022-123 Resolution Accepting Quote from Neuls Tree Service

RESOLUTION 2022-123

TOWNSHIP OF NORTH HANOVER

COUNTY OF BURLINGTON

RESOLUTION ACCEPTING QUOTE FROM NEULS TREE SERVICE

WHEREAS, the Township of North Hanover desires to trim and/or remove tree’s on Stewart Road located in North Hanover Township; and

WHEREAS, N.J.S.A. 40A:11-6.1, authorizes the solicitation of quotations, if practicable; and

WHEREAS, the Township has reviewed the quotes received and recommends the lowest quote submitted by Neuls Tree Service; and

WHEREAS, the Township of North Hanover has sufficient funding in place as evidenced by the Chief Financial Officers certification of the availability of funds.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey hereby accepts the lowest quote by Neuls Tree Service , for tree trimming and/or removal located on Stewart Road in the North Hanover Township for an amount not to exceed \$1,800.00

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue said purchase order aforesaid on behalf of the Township.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke			X			
Deputy Mayor Forsyth		X	X			
Committeeman Kocubinski	X		X			
Committeeman O’Donnell						X
Mayor Doyle			X			

DISCUSSION

- Senior Picnic – September 20, 2022 – Mayor Doyle and Deputy Mayor Forsyth will do the shopping for the picnic. Committeeman DeBaecke will cook.

TOWNSHIP COMMITTEE “COMMENTS”

Committeeman Kocubinski expressed condolences to the Duff family on their loss. He noted it was a difficult time for his family.

Committeeman DeBaecke offered his sympathies to the Duff family. He also expressed sympathies to the Dancer family and noted he was a true statesman and will be sorely missed.

Mayor Doyle expressed his condolences to the Duff and Dancer families.

Deputy Mayor Forsyth expressed his condolences and noted Assemblyman Dancer will be missed.

PUBLIC PARTICIPATION

Questions, comments or statements from members of the public in attendance.

Mayor Doyle opened the meeting to the public.

Suzette Ventura – 5 Myron Boulevard – Ms. Ventura described her unpleasant experience at the last JLUB meeting. She noted there was a lot of misinformation being given to Township residents and noted the demeanor of the professionals at the meeting was condescending. She noted she has taken the time to investigate this week. She thanked the Township Committee for their efforts in land preservation. She noted the planner opened the door for potential tweaking of the current ordinance. She noted the compensation for preservation was not enough and understands the drafting of the Ordinance. She noted when the master plan comes up for revision could they relook at that Ordinance and she does not expect any Farmer not to be

compensated fairly. She also expressed COAH concerns and the issues that occurred in Chesterfield Township. She noted she will speak at the next JLUB meeting and now understands they were just following the law and noted the demeanor left the doubt. She thanked Mary Picariello and Alexandra DeGood for the time spent explaining the laws. She then inquired about the potential redevelopment. She wanted to know the tenants. Attorney Roselli noted the end user is unknown at this time and he gave an overview of the potential project and the industrial zone. Ms. Ventura inquired and was informed that all residents within 200 feet of the project would be notified. She inquired as to whom would be paying for the studies and Attorney Roselli stated the developer. He informed Ms. Ventura the redevelopment area was designated 17 years ago. He continued to explain the redevelopment process and noted the PILOT payments would be beneficial to the residents. Ms. Ventura thanked Attorney Roselli for all the information.

Tom DeSample – 886 Provinceline Road – He inquired as to how the solar panels face. Attorney Roselli noted they face away from the road. He inquired as to whether the property would be removed from farm status. Attorney Roselli noted yes and it would be subjected to rollback for taxes. Mr. DeSample inquired about the COAH aspect. Attorney Roselli noted there would be a housing contribution to the COAH fund. Mr. DeSample also asked various questions concerning the clustering ordinance. Attorney Roselli explained the purpose of a clustering ordinance. Engineer Hirsh noted the positive is that you are getting 50 percent preserved land. Mr. DeSample also inquired about a traffic study on Provinceline Road. He believes there will be a 68 percent increase in traffic. He noted the Plumsted (Lennar) development also has increased traffic. Engineer Hirsh noted the attempt to widen the road was not able to be done due to the fact there was not enough right of way. He also stated as a condition of approval there is a multitude of additional actions that need to be taken as it relates to traffic. He noted he would ensure the developer takes into account the Plumsted development. In addition, other traffic analysis needs to be completed and a site distance study. Engineer Hirsh noted if changes are needed he would ensure they are addressed and he also explained speed limits would need to be done in conjunction with Upper Freehold Township. Engineer Hirsh noted a traffic study would count the traffic and determine what the width and speed limit of the road should be. He noted if it determines the road needs to be wider that would involve condemning property and relocating utility poles. Engineer Hirsh noted he could also request more speed limit signs on the road.

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Committeeman DeBaecke

Seconded By: Deputy Mayor Forsyth

EXECUTIVE SESSION RESOLUTION

2022-124 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; NJDEP Potential Litigation Matter, Contract Matters, Personnel and Litigation matters

**RESOLUTION 2022-124
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

AUTHORIZING A CLOSED SESSION MEETING

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 and P.L. 2001, C. 404, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee of North Hanover Township wishes to go into a closed Executive Session and is of the opinion that such circumstances presently exist which should not be discussed in public, and

WHEREAS, the Open Public Meetings Act pursuant to N.J.S.A. 47:1A-1 and N.J.S.A. 10:4-12 permits the Township Committee to discuss certain matter(s) in private, and in this case for the purpose of the Township Committee to discuss contract negotiations, litigation and personnel matters in this regard.

NOW, THEREFORE, BE IT RESOLVED by Township Committee of North Hanover Township that it will go into an Executive Session for the purpose of the Township Committee to discuss NJDEP Potential Litigation Matter, Contract Matters, Litigation and Personnel matters.

BE IT FURTHER RESOLVED that the results of such discussion may be revealed at such time as the matter(s) are resolved and/or a contract(s) is signed and/or the negotiations are formally settled. Interested parties may contact the Township Clerk anytime during normal business hours for periodic updates as to the availability in this regard.

COMMITTEE	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman DeBaecke	X		X			
Deputy Mayor Forsyth		X	X			
Committeeman Kocubinski			X			
Committeeman O'Donnell						X
Mayor Doyle			X			

MOTION TO ADJOURN TO ENTER INTO EXECUTIVE SESSION

9:48 pm

Proposed By: Committeeman DeBaecke

Seconded By: Deputy Mayor Forsyth

Respectively submitted,

Mary Picariello, RMC/CMR/CTC
Township Clerk