

**NORTH HANOVER TOWNSHIP  
TOWNSHIP COMMITTEE MEETING MINUTES  
February 2, 2023, 7:00 P.M.**

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

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

**FLAG SALUTE:** Led by Mayor Forsyth

**ROLL CALL:** Mayor Forsyth  
Deputy Mayor O'Donnell  
Committeeman DeBaecke  
Committeeman Doyle  
Committeeman Kocubinski

Absent: None

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 Forsyth 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 Doyle

**REVIEW OF CORRESPONDENCE**

1. Tax Collector 2022 Annual Report – Report was reviewed
2. Thank you note from Court Administrator – Thank you card was reviewed.
3. Burlington County Prosecutor Civil Forfeiture – Clerk Picariello noted \$396.67 would be placed in the MLETA fund.

**ENGINEER'S REPORT**

Engineer Hirsh reported that he was still working on compliance with the NJDEP Tier A permit. He also stated he had two quotes for the Gazebo at the park and anticipates recommending a purchase order at the February 16<sup>th</sup> meeting. He stated the FY2023 DCA Local Recreation Improvement Grant was submitted and he is awaiting award notices.

**MINUTES FOR APPROVAL**

- January 19, 2023 – Regular Meeting

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

- January 19, 2023 – Executive Session

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

**BILLS AND CLAIMS FOR APPROVAL**

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

**ORDINANCE – ADOPTION**

2023-01 An Ordinance of the Township of North Hanover Adopting Redevelopment Plan for Block 602 Lot 9.02, North Hanover Township, Burlington County, New Jersey

**TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON  
ORDINANCE NO. 2023-01**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER ADOPTING REDEVELOPMENT PLAN FOR BLOCK 602, LOT 9.02, NORTH HANOVER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

**WHEREAS**, the Township Committee of North Hanover adopted Resolution #2003-108 authorizing the Joint Land Use Board to undertake a preliminary investigation to determine whether Block 600, Lots 1, 2, 4, 5; Block 601, Lots 4.01, 8, 9; Block 602, Lots 1-3, 7-9, 12-16; Block 605, Lot 1; Block 606, Lot 1; Block 607, Lot 1; Block 608, Lots 1, 2, 5, 7, 8; Block 609, Lots 2-7; Block 900, Lots 1-5; Block 901, Lots 1, 1.01, 2 and 5; and Block 902, Lots 1-4, 2.01, 2.02, 24-25, situate in the Township of North Hanover (the “Property”) qualified as redevelopment areas according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.* of the New Jersey Redevelopment and Housing Law; and

**WHEREAS**, in response to Resolution 2003-108, the Joint Land Use Board engaged in the preparation of a preliminary investigation and as a result of their investigation, the Joint Land Use Board recommended that in addition to the Property, that the following parcels be added to the Redevelopment Area study and be considered for investigation as to whether they qualify for redevelopment: Block 602, Lots 10, 11; Block 610, Lots 17-18, 23-27 (the “Additional Property”); and

**WHEREAS**, the Township Committee agreed with the Joint Land Use Board’s recommendation for expanding the Redevelopment Area study to include the Additional Property and authorized, by Resolution 2005-89, the Joint Land Use Board to further expand the study area to include the Additional Property and to conduct a preliminary investigation to determine if the Property and Additional Property constituted a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Committee of the Township of North Hanover received and reviewed a preliminary investigation study of the Property and the Additional Property (the “Study Area”), as well as the report and recommendations of the Joint Land Use Board, pursuant to Joint Land Use Board Resolutions 2005-10 and 2005-17, finding that certain areas within the Study Area qualified as a non-condemnation redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.*, as more fully detailed in the Wrightstown Sykesville Road Redevelopment Study conducted by Remington & Vernick Engineers, Inc. dated May 2005 (the “Study”), the contents of which are incorporated herein by reference as if more fully set forth herein at length; and

**WHEREAS**, the Township Committee agreed with the Joint Land Use Board’s findings and recommendation that Block 602, including Lots 10 and 11; Block 605; Block 606; Block 609; Block 610, Lots 17-18 and Lots 23-27; Block 608, Lot 8, which are all located within the Study Area (the “Redevelopment Area”), be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, on October 6, 2005, the Township Committee adopted Resolution 2005-105 designating the Redevelopment Area, including Block 602, Lot 9.02 (formerly designated as Lot 9) as a non-condemnation area in need of redevelopment; and

**WHEREAS**, representatives of the owner of Block 602, Lot 9.02 (hereinafter the “Redevelopment Property”) made various presentations and proposals to the Township Committee regarding the proposed redevelopment of the Redevelopment Property, and the Township Committee reviewed the proposals and determined that in accordance with the Redevelopment Law, it was necessary and appropriate to designate North Hanover Urban Renewal, LLC as Conditional Redeveloper for the Redevelopment Property; and

**WHEREAS**, by Resolution 2022-117 adopted July 21, 2022, the Township Committee appointed North Hanover Urban Renewal, LLC as Conditional Redeveloper for Block 602, Lot 9.02; and

**WHEREAS**, the Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey (hereinafter called the “Redevelopment Plan” or “Plan”) pertains solely to Block 602, Lot 9.02 within the Redevelopment Area, which is a 107-acre tract bounded on the North by a 66’ wide paper street with above-ground utilities in the right-of-way that extends Croshaw Road west of McGuire Access Highway and an approximately 1200’ segment of McGuire Access Highway, where the predominate use is agriculture; East by Block 602, Lot 9.01, which is an approximately 49-acre solar farm; South by Spartan Village Mobile Home Community; and West by a handful of business properties fronting Wrightstown-Sykesville Road, inclusive of any and all streets, “paper” streets, private drives, and rights-of-way; and

**WHEREAS**, the Township Committee of the Township of North Hanover desires to adopt the Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey and to amend the Township’s Zoning Map by adoption of this ordinance.

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

**SECTION 1.**

1. The aforementioned recitals are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The “Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey” dated November 2, 2022, and prepared by Township Planner Edward Fox, AICP, PP be and is hereby adopted.
3. The Zoning Map of the Township of North Hanover relating to Block 602, Lot 9.02 on the official Township Tax Map, inclusive of any and all streets, “paper” streets, private drives and right of ways, is hereby amended to incorporate the provisions of the “Redevelopment Plan For Block 602, Lot 9.02, North Hanover Township, Burlington County, New Jersey.”

**SECTION 2.** At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

**SECTION 3.** Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S. 40:55D-16 and with the Township Tax Assessor.

**SECTION 4. INCONSISTENT ORDINANCES** All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5. PARTIAL INVALIDITY** If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

**SECTION 6. EFFECTIVE DATE** This ordinance shall take effect upon final passage and publication according to law.

**MAYOR OPENS THE MEETING TO THE PUBLIC**

There were no public comments this evening. Attorney Roselli reviewed the JLUB recommendation and noted it was not required. He also stated this may or may not be addressed in the redevelopment agreement.

**MOTION TO CLOSE PUBLIC HEARING**

Proposed By: Committeeman DeBaecke  
Seconded By: Committeeman Doyle

**MOTION TO ADOPT ORDINANCE 2023-01**

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

2023-34 Resolution Canceling Taxes

**RESOLUTION 2023-34  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION CANCELING TAXES**

**WHEREAS**, the United States Department of Veteran Affairs has classified Dennis Blackmire as 100% Permanently and Totally Disabled; and

**WHEREAS**, by application from Jay Renwick, Tax Assessor in the Township of North Hanover, the said exemption is granted from November 2, 2022; and

**WHEREAS**, N.J.S.A. 54:4-3.30a – Allows for the exemption from taxation from real and personal property for any citizen and resident of the State who has a total or 100% permanent disability as defined by this statute.

**WHEREAS**, the following taxes must be canceled and any monies paid by the owner should be refunded.

**THEREFORE, BE IT RESOLVED**, that the following taxes be canceled:

BLOCK 608 LOT 17                                 **2022** \$1,032.94  
**1<sup>st</sup> half 2023** \$3,098.84

**THEREFORE, 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 Township Committee on this matter.

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

2023-35 Resolution Proclaiming to Local Residents and Government Entities that the Municipality Expresses its Opposition to the Proposal of any Paid Driving Permits in Wharton State Forest

**RESOLUTION 2023-35  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION PROCLAIMING TO LOCAL RESIDENTS AND GOVERNMENT ENTITIES THAT THE MUNICIPALITY EXPRESSES ITS OPPOSITION TO THE PROPOSAL OF ANY PAID DRIVING PERMITS IN WHARTON STATE FOREST**

**WHEREAS**, Wharton State Forest is the largest state forest in New Jersey at approximately 123,000 square feet; and

**WHEREAS**, residents of the Pine Barren municipalities, and throughout the state, have enjoyed unfettered access to the elaborate system of roads since the land officially became Wharton State Forest in 1954 and even well before its official designation; and

**WHEREAS**, regardless if visitors are driving to get to a hike, a hunting or fishing expedition or just going for a drive through the forest, they've been able to do so without paying for expensive permit fees on their vehicles; and

**WHEREAS**, the New Jersey Department of Environmental Protection has been holding virtual stakeholder meetings to garner interest in installing a vehicle permit and roadmap system of where permitted vehicles are allowed to drive in the park; and

**WHEREAS**, a vehicle permitting system could be closely matched to the Department of Environmental Protection's \$195 per-vehicle permit in Island Beach State Park ; and

**WHEREAS**, the New Jersey Department of Environmental Protection already enjoyed an over \$250 million budget in 2021, and residents of New Jersey already pay the highest property taxes in the nation;

**AND NOW BE IT RESOLVED**, that the **Township of North Hanover** believes that through property taxes and the Department of Environmental Protection budget, there is more than enough money for the State of New Jersey to address maintenance and conservation in Wharton State Forest

**THEREFORE, BE IT RESOLVED**, that the **Township of North Hanover** understands and sympathizes with the heavy tax burden already placed on New Jersey residents and the myriad of other fees and taxes they already pay, therefore, expressly opposes any plan to create a costly vehicle permit to drive on Wharton State Forest roads

**THEREFORE, BE IT RESOLVED FURTHER**, that certified copies of this Resolution be forwarded to Governor Phil Murphy, Lieutenant Governor Sheila Oliver, New Jersey Senate President Nicholas Scutari, New Jersey Senate Republican Leader Steven Oroho., New Jersey Assembly Speaker Craig Coughlin, New Jersey Assembly Republican Leader John DiMaio, and our State Senator and Assembly members.

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

**NON-CONSENT AGENDA**

2023-36 Resolution Authorizing the Extension of the Non-Fair and Open Contract for North Hanover Township with Herman’s Landscaping for Brush Removal Services

**RESOLUTION 2022-36  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION AUTHORIZING THE EXTENSION OF THE NON-FAIR AND OPEN CONTRACT FOR NORTH HANOVER TOWNSHIP WITH HERMAN’S LANDSCAPING FOR BRUSH REMOVAL SERVICES**

**WHEREAS**, the Township of North Hanover previously awarded by way of Resolution 2020-55 a contract for management and administration of the Township’s brush removal services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

**WHEREAS**, pursuant to the terms of the initial Contract; the term of the Contract can be extended by the Township for up to two (2), one-year additional terms, under the same terms and conditions of the awarded contract, including pricing; and

**WHEREAS**, the Township Committee hereby finds that the services being provided by the Contractor are being performed in an effective and efficient manner; and

**WHEREAS**, in accordance with paragraph one (1) of the Contract, the Township wishes to extend the term of the Contract for an additional (2<sup>nd</sup>) one-year term, commencing April 1, 2023 and terminating March 31, 2024, under the same terms and conditions, in effect under the contract of April 1, 2020 and ending at midnight March 31, 2022; and

**WHEREAS** Herman’s Landscaping Supply has consented to the additional extension of the Contract under the same term and conditions of the 2020/2022 contract, which was set forth in an agreement executed by the parties; and

**NOW THEREFORE BE IT RESOLVED** that the Township Committee of the Township of North Hanover authorizes an additional one-year extension (2<sup>nd</sup>) to the Contract with Herman’s Landscaping Supply effective April 1, 2023;

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

2023-37 Resolution Authorizing Execution of Contract for Animal Control Services with John E. Bilyk

**RESOLUTION 2023-37  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**AUTHORIZING EXECUTION OF CONTRACT FOR ANIMAL CONTROL SERVICES WITH JOHN E. BILYK**

**WHEREAS**, the Township of North Hanover desires to retain the services of Animal Control for North Hanover Township; and

**WHEREAS**, Jan E. Bilyk qualifies as a professional in this field able to provide the services requested by the Township of North Hanover.

**NOW, THEREFORE, BE IT RESOLVED BY THE** Township Committee of North Hanover Township that the attached Contract be entered into with Jan E. Bilyk effective February 1, 2023 to expire at midnight on January 31, 2024.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the following:

1. Mary Picariello, Township Clerk
2. Jack Bruno, Chief Financial Officer
3. Robert Duff, Officer in Charge
4. Jan E. Bilyk

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

2023-38 Resolution Approving the Public Display of Fireworks for the Township of North Hanover Family Night Celebration

**RESOLUTION 2023-38  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**APPROVING THE PUBLIC DISPLAY OF FIREWORKS FOR THE TOWNSHIP OF NORTH HANOVER FAMILY NIGHT CELEBRATION**

**WHEREAS**, it is the desire of the Township of North Hanover to approve the public display of fireworks for the North Hanover Family Night Celebration; and

**WHEREAS**, a proposal was submitted to the North Hanover Township Committee for consideration; and

**WHEREAS**, the North Hanover Township Committee desires to accept the proposal from Celebration Fireworks Inc., in the amount of \$5,150.00; and

**WHEREAS**, after **authorization is approved**, the Fire Official will then be able to issue a permit for the public display of fireworks.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey, that approval is granted for the public display of fireworks for the North Hanover Family Night Celebration to be held on Saturday, September 8, 2023, with a rain date of Sunday, September 9, 2023.

**BE IT FURTHER RESOLVED** that the Fire Official is hereby requested to issue a permit pursuant to N.J.A.C. 5:18-2.7.

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

**DISCUSSION**

There were no items for discussion this evening.

**TOWNSHIP COMMITTEE "COMMENTS"**

Committeeman DeBaecke noted Resolution 2022-35 and stated these roads in Wharton State Forest are public roads and already included in our tax dollars. He felt it was unfair to charge to use those roads.

Deputy Mayor O'Donnell noted the Mayor and him attended the JVFC annual dinner. He stated he was happy to be there and proud of their service. He stated it was a pleasure to be invited.

Mayor Forsyth thanked the JVFC for the invite and noted his appreciation for their service. He stated they are a very diverse group and do a great job.

**PUBLIC PARTICIPATION**

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

Mayor Forsyth 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 Doyle

**EXECUTIVE SESSION RESOLUTION**

2023-39 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; Contract Matters, Personnel and Litigation matters

**RESOLUTION 2023-39  
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 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.

**TABLED INDEFINITELY**

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

**MOTION TO ADJOURN                      7:17 pm**

Proposed By: Committeeman DeBaecke

Seconded By: Committeeman Doyle

*Respectively submitted,*

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*Mary Picariello, RMC/CMR/CTC  
Township Clerk*