

**NORTH HANOVER TOWNSHIP
TOWNSHIP COMMITTEE MEETING MINUTES
FEBRUARY 16, 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

Absent: Committeeman Kocubinski

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

There was no correspondence this evening.

ENGINEER'S REPORT

Engineer Hirsh was not present this evening.

DEPARTMENT REPORTS FOR JANUARY 2023

- a. Tax Collector
- b. Construction, Zoning & Mobile Homes
- c. North Hanover Court (and December)
- d. Jacobstown Volunteer Fire Company
- e. Fire Official
- f. Police Department (and December)

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

MINUTES FOR APPROVAL

- February 2, 2023 – Regular Meeting

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

BILLS AND CLAIMS FOR APPROVAL

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

2023-40 Resolution Accepting Resignation of Thomas Hill

**RESOLUTION 2023-40
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING THE RESIGNATION
OF THOMAS HILL**

BE IT RESOLVED, by the Township Committee of the Township of North Hanover that we hereby accept the resignation of Thomas Hill as a Full-Time Police Officer for the Township of North Hanover effective February 5, 2023.

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

1. Personnel File Thomas Hill
2. Chief Financial Officer
3. Chief of Police

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			

2023-41 Resolution Appointing Per Diem EMT

**RESOLUTION 2023-41
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION APPOINTING PER DIEM EMT

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 Township Salary Ordinance provides for the rate of Compensation, Salary, or Wages of Certain Officers, Appointees and Employees of said Township.

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

PER DIEM EMT ~ Alexander Gaudreau

Effective Date of Employment: 02/16/2023

BE IT FURTHER RESOLVED, that the above-named positions will be compensated as per the Salary Ordinance and Salary Resolution at a rate of \$18.00 per hour not to exceed 24 hours per week.

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			

2023-42 Resolution Authorizing Refund of Overpayment of Taxes

**RESOLUTION 2023-42
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT OF TAXES

BE IT RESOLVED, by the Township Committee of the Township of North Hanover that, as requested by the Tax Collector, it hereby authorizes a refund of overpayment of 2022 taxes, in the amount of \$1,032.94 and 2023 Taxes, in the amount of \$1,549.42 to CoreLogic, for Block 608 Lot 17 commonly known as 476 Wrightstown-Sykesville Road.

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

2023-43 Resolution Extending Timeframe Set Forth in Resolution 2022-117 Designating North Hanover Urban Renewal, LLC as Conditional Redeveloper for Block 602, Lot 9.02

**RESOLUTION TC 2023-43
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

**RESOLUTION EXTENDING TIMEFRAME SET FORTH IN RESOLUTION
2022-117 DESIGNATING NORHT HANOVER URBAN RENEWAL, LLC AS
CONDITIONAL REDEVELOPER FOR BLOCK 602, LOT 9.02**

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, on October 16, 2003, the Township Committee of North Hanover Township adopted Resolution #2003-108, directing the Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified as Block 600, Lots 1, 2, 4, 5; Block 601, Lots 401, 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, 24-25 (collectively referred to as the "Redevelopment Study Area") qualified as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, in response to Resolution #2003-108, the Joint Land Use Board engaged in the preparation of a preliminary investigation and because of their investigation, the Joint Land Use Board recommended that Block 602, Lots 10, 11; Block 610, Lots 17-18, 23-27 be added to the Redevelopment Study Area study; and

WHEREAS, based upon the Joint Land Use Board recommendation, the Township Committee adopted Resolution 2005-89 on September 28, 2005, and agreed to expand the study area to include the additional parcels; and

WHEREAS, the Township Committee received and reviewed a preliminary investigation study

of the Redevelopment Study Area, including the additional lots, and 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 Redevelopment Study Area, including Block 602, Lot 9 (now Lot 9.02) qualified as areas in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.*, and as more fully detailed in the Wrightstown Sykesville Road Redevelopment Study dated May 5, 2005 and prepared by Remington & Vernick Engineers, Inc.; and

WHEREAS, by Resolution 2005-105, the Township Committee accepted the recommendations of the Joint Land Use Board and on October 6, 2005, designated multiple blocks and lots within the Redevelopment Study Area as areas in need of redevelopment, including Block 602, Lot 9.02 (formerly designated as Lot 9); and

WHEREAS, on July 21, 2022, pursuant to Resolution 2022-117, the North Hanover Township Committee, acting as the Redevelopment Entity pursuant to the Redevelopment Law, conditionally designated North Hanover Urban Renewal, LLC as Conditional Redeveloper of Block 602, Lot 9.02 (hereinafter the “Redevelopment Property”); and

WHEREAS, pursuant to Resolution 2022-117, North Hanover Urban Renewal, LLC was provided one hundred twenty (120) days from the date of adoption of the resolution to execute a Conditional Redeveloper’s Agreement, subject to the Township adopting a redevelopment plan for the Redevelopment Property, and unless extended by the Township Committee; and

WHEREAS, the Township Committee adopted the redevelopment plan for the Redevelopment Property on February 2, 2023, by Ordinance 2023-01: and

WHEREAS, the Township Committee desires to extend the initial one hundred twenty (120) day period, which expired, for an additional one hundred fifty (150) days from November 18, 2022, that being April 17, 2023 for the negotiation and execution of a Conditional Redeveloper Agreement for purposes of establishing a framework for the negotiation and execution of a redevelopment agreement.

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

1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.
2. The designation of North Hanover Urban Renewal, LLC as Conditional Redeveloper of the Redevelopment Property within the Redevelopment Study Area pending the negotiation, approval by vote of the Township Committee and execution of a redevelopment agreement with the Township of North Hanover is hereby extended for an additional one hundred eighty (150) days and until to April 17, 2023.
3. The within designation is expressly contingent upon the execution of a Conditional Redeveloper Agreement and in accordance with the terms thereof and is also made for the limited period set forth herein, unless further extended by the Township Committee.
4. The Mayor and Township Clerk are hereby authorized to execute the Conditional Redeveloper Agreement subject to final negotiation of the form of same, with such changes, omissions or amendments as the Township Attorney deems appropriate in consultation with the Township’s professionals.

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			

RESOLUTION TC 2023-44
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

**RESOLUTION AUTHORIZING JOINT LAND USE BOARD TO UNDERTAKE
PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN
PROPERTIES QUALIFY FOR DESIGNATION AS NON-CONDEMNATION AREA IN
NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

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, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Township Committee of the Township of North Hanover must authorize the Joint Land Use Board of the Township to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee desires to explore whether the property more commonly referred to as Block 800, Lot 601 (130 Monmouth Road) and Block 401, Lot 44 (Monmouth Road and Jacobstown-New Egypt Road) on the tax map of the Township of North Hanover, inclusive of any and all streets, “paper” streets, private drives and right of ways (hereinafter the “Study Area”) may be an appropriate area for consideration for redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing a non-condemnation area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Committee determining whether the Study Area qualifies as a non-condemnation area in need of redevelopment, the Township Committee must authorize the Joint Land Use Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Township Committee wishes to direct the Township Joint Land Use Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law and which shall authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) pursuant to *N.J.S.A. 40A:12A-5* and in accordance with the investigation and hearing process set forth at *N.J.S.A. 40A:12A-6*.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of North Hanover Township that it does hereby direct the North Hanover Township Joint Land Use Board to conduct the necessary investigations and to hold the requisite public hearing(s) to determine whether the Study Area defined hereinabove qualifies for designation as a non-condemnation area in need of redevelopment under the criteria and pursuant to the public hearing process set forth in *N.J.S.A. 40A:12A-1, et seq.*; and

BE IT FURTHER RESOLVED that the Joint Land Use Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supportive documentation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Township Clerk, Chief Financial Officer and Township Joint Land Use Board Secretary.

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			

DISCUSSION

Committeeman Doyle noted his attendance at the Recreation Advisory Committee meeting. He noted the fields need to be ready by March 25th. He stated Field Clean up date is March 12th. Mayor Forsyth and Committeeman Doyle stated they would assist getting the fields ready. Committeeman Doyle also noted the request to increase registration. Committeeman DeBaecke inquired if they were operating at a deficit. Committeeman Doyle stated he would check with finance. He stated they also wanted to do a Spaghetti dinner for a fundraiser. The Committee noted the heavy lift and after discussion they stated they were not opposed and felt the Fire House would be a better location. Committeeman Doyle also noted they wanted to open the snack shack. He also noted the fall fest to coincide with the Soccer tournament.

TOWNSHIP COMMITTEE “COMMENTS”

Committeeman Doyle noted he was praying for Committeeman Kocubinski’s mother.

Committeeman DeBaecke also stated Committeeman Kocubinski was also in his thoughts.

Deputy Mayor O’Donnell stated his thoughts were with the Kocubinski family. He also noted the ambulance remount was complete.

Mayor Forsyth expressed his well wishes for the Kocubinski family. He noted the pre-bid conference for the grass bid. He stated he assisted in fixing the water leak at the snack shack. He thanked the police department for the reflective tape on the Meany Road stop signs. He also noted a sick child in town and wanted to confer with police and fire to try and do something special for her.

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: Deputy Mayor O’Donnell

EXECUTIVE SESSION RESOLUTION

2023-45 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 EMS CBA Contract Matter, Potential Shared Services Contract Matter, Potential Litigation Matter, Contract Matter, Personnel and Litigation matters

**RESOLUTION 2023-45
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 CBA Contract Matters, Potential Shared Services Contract Matter, Potential Litigation Matter, Contract Matter, 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			
Committeeman Doyle		X	X			
Committeeman Kocubinski						X
Deputy Mayor O'Donnell			X			
Mayor Forsyth			X			

MOTION TO ADJOURN TO ENTER INTO EXECUTIVE SESSION

7:21 pm

Proposed By: Committeeman DeBaecke

Seconded By: Committeeman Doyle

Respectively submitted,

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