

NORTH HANOVER TOWNSHIP
TOWNSHIP COMMITTEE MEETING MINUTES
JULY 18, 2024 7:00 P.M.

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

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

FLAG SALUTE: Led by Mayor DeBaecke followed by a moment of silence

INVOCATION: Mr. Wayne Voorhees offered prayers for Police, Fire and EMS. He asked that the Township Committee be a political light. He asked for protections for our Country and Town.

ROLL CALL: Mayor DeBaecke
Deputy Mayor O'Donnell
Committeeman Doyle

Absent: Committeeman Forsyth and Committeeman Kocubinski

Also Present: Township Clerk Mary Picariello and Township Attorney 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 DeBaecke opened the meeting to the public. There were no public comments this evening.

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Mayor DeBaecke

Seconded By: Deputy Mayor O'Donnell

REVIEW OF CORRESPONDENCE

1. JLUB Master Plan Consistency Review of Ordinance 2024-11 – Clerk Picariello noted the JLUB deemed Ordinance 2024-11 consistent with the master plan.
2. CDBG Program application FY 2024 – Clerk Picariello noted North Hanover did not receive the grant funding. Mayor DeBaecke directed Engineer Hirsh to prepare bidding for the doors for the Municipal Building.
3. Clerk Picariello noted late correspondence was received from Black Rock Enterprises. They are the County's paving vendor. She noted Chesterfield-Arneytown CR664 from CR528 to the County Line will be paved starting July 22nd.

ENGINEER'S REPORT

Engineer Hirsh reported the FY23 and FY24 NJDOT projects were awaiting insurance, bonds and the signed contract. He stated he will schedule the pre-con meetings once these items are received. He noted the FY25NJDOT project grant was submitted and awards are expected in November. Mayor DeBaecke inquired about the Park gazebo. Engineer Hirsh stated he would prepare a bid for that also.

DEPARTMENT REPORTS FOR JUNE 2024

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

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

MINUTES FOR APPROVAL

- June 20, 2024 – Regular Meeting

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

BILLS AND CLAIMS FOR APPROVAL

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

ORDINANCE – ADOPTION

2024-11 An Ordinance Amending Chapter 15, Land Subdivision and Site Plan Review, of the Code of the Township of North Hanover, County of Burlington and State of New Jersey

**ORDINANCE NO. 2024-11
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

AN ORDINANCE AMENDING CHAPTER 15, LAND SUBDIVISION AND SITE PLAN REVIEW, OF THE CODE OF THE TOWNSHIP OF NORTH HANOVER, COUNTY OF BURLINGTON AND STATE OF NEW JERSEY

WHEREAS, the Pinelands Protection Act (N.J.S.A. 13:18A-1) requires that the municipal master plan and local land use ordinances of the Township of North Hanover implement the objectives of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50) and conform with the minimum standards contained therein; and

WHEREAS, the Pinelands Comprehensive Management Plan incorporates by reference certain stormwater management regulations contained at N.J.A.C. 7:8; and

WHEREAS, the New Jersey Department of Environmental Protection adopted amendments to certain stormwater management regulations contained at N.J.A.C. 7:8, effective July 17, 2023.

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: Chapter 15, Land Subdivision and Site Plan Review, Section 15-085, Stormwater Control for Pinelands Portion of North Hanover Township, is hereby amended by revising subsection C4 as follows:

4. **Tables 1, 2, and 3** below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater BMP Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in **§15-085C14, 15, 16, and 17**. When designed in accordance with the most current version of the New Jersey Stormwater BMP Manual and this Section, the stormwater management measures found in **Tables 1, 2, and 3** are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater BMP Manual to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the NJDEP shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the NJDEP website at: https://njstormwater.org/bmp_manual2.htm ~~https://dep.nj.gov/stormwater/bmp-manual/~~.

SECTION 2: Chapter 15, Land Subdivision and Site Plan Review, Section 15-085, Stormwater Control for Pinelands Portion of North Hanover Township, is hereby amended by revising subsection C15 as follows:

15. Groundwater Recharge Standards

- (a) (No change.)
- (b) For all major development, the total runoff volume generated from the net increase in impervious surfaces by a the current 10-year, 24-hour storm, as defined and determined in §15-085D8, shall be retained and infiltrated onsite.
- (c) For minor development that involves the construction of four or fewer dwelling units, the runoff generated from the total roof area of the dwelling(s) by a the current 10-year, 24-hour storm, as defined and determined in §15-085D8, shall be retained and infiltrated through installation of one or more green infrastructure stormwater management measures designed in accordance with the New Jersey Stormwater BMP Manual. Appropriate green infrastructure stormwater management measures include, but are not limited to dry wells, pervious pavement systems, and small scale bioretention systems, including rain gardens.
- (d) – (e) (No change.)

SECTION 3: Chapter 15, Land Subdivision and Site Plan Review, Section 15-085, Stormwater Control for Pinelands Portion of North Hanover Township, is hereby amended by revising subsection C16 as follows:

16. Stormwater Runoff Quantity Standards

- (a) (No change.)
- (b) In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at §15-085C, complete one of the following:
 - i. Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the current and

projected 2-, 10-, and 100-year storm events, as defined and determined in §15-085D8 and 9, do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;

- ii. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the current and projected 2-, 10- and 100-year storm events, as defined and determined in §15-085D8 and 9, and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
- iii. Design stormwater management measures so that the post-construction peak runoff rates for the current and projected 2-, 10- and 100-year storm events, as defined and determined in §15-085D8 and 9, are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or

iv. (No change.)

(c) – (e) (No change.)

SECTION 4: Chapter 15, Land Subdivision and Site Plan Review, Section 15-085,

Stormwater Control for Pinelands Portion of North Hanover Township, is hereby amended as follows:

§15-085D. Calculation of Stormwater Runoff and Groundwater Recharge

1. Stormwater runoff shall be calculated by the design engineer using the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented, except that the Rational Method for peak flow and the Modified Rational Method for hydrograph computations shall not be used. This methodology is additionally described in Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at: https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf <https://directives.sc.egov.usda.gov/viewerFS.aspx?hid=21422> or at United States Department of Agriculture Natural Resources Conservation Service, ~~220 Davison Avenue, Somerset, New Jersey 08873.~~
2. (No change.)
3. For the purpose of calculating ~~runoff coefficients~~ curve numbers and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term “curve number” applies to the NRCS methodology at 1. above. A ~~runoff coefficient~~ curve number or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or

with good hydrologic condition and conservation treatment (if the land use type is cultivation).

4. – 7. (No change.)

8. The precipitation depths of the current two-, 10-, and 100-year storm events shall be determined by multiplying the values determined in accordance with items 1 and 2 below:

(a) The applicant shall utilize the National Oceanographic and Atmospheric Administration (NOAA), National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates: NJ, in accordance with the location(s) of the drainage area(s) of the site. This data is available at:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=nj; and

(b) The applicant shall utilize **Table 5: Current Precipitation Adjustment Factors** below, which sets forth the applicable multiplier for the drainage area(s) of the site, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

Table 5: Current Precipitation Adjustment Factors

County	Current Precipitation Adjustment Factors		
	<u>2-year Design Storm</u>	<u>10-year Design Storm</u>	<u>100-year Design Storm</u>
<u>Burlington</u>	<u>0.99</u>	<u>1.01</u>	<u>1.04</u>

9. **Table 6: Future Precipitation Change Factors** provided below sets forth the change factors to be used in determining the projected two-, 10-, and 100-year storm events for use in this chapter, which are organized alphabetically by county. The precipitation depth of the projected two-, 10-, and 100-year storm events of a site shall be determined by multiplying the precipitation depth of the two-, 10-, and 100-year storm events determined from the National Weather Service’s Atlas 14 Point Precipitation Frequency Estimates pursuant to **8(a)** above, by the change factor in the table below, in accordance with the county or counties where the drainage area(s) of the site is located. Where the major development and/or its drainage area lies in more than one county, the precipitation values shall be adjusted according to the percentage of the drainage area in each county. Alternately, separate rainfall totals can be developed for each county using the values in the table below.

Table 6: Future Precipitation Change Factors

County	Future Precipitation Change Factors		
	<u>2-year Design Storm</u>	<u>10-year Design Storm</u>	<u>10-year Design Storm</u>
<u>Burlington</u>	<u>1.17</u>	<u>1.18</u>	<u>1.32</u>

SECTION 5: Chapter 15, Land Subdivision and Site Plan Review, Section 15-085,

Stormwater Control for Pinelands Portion of North Hanover Township, is hereby amended as follows:

§15-085E. Sources for Technical Guidance

1. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the NJDEP’s website

at: http://www.nj.gov/dep/stormwater/bmp_manual2.htm
<https://dep.nj.gov/stormwater/bmp-manual/>.

(a) (No change.)

(b) Additional maintenance guidance is available on the NJDEP’s website at:
https://www.njstormwater.org/maintenance_guidance.htm
<https://dep.nj.gov/stormwater/maintenance-guidance/>.

2.

(a) Submissions required for review by the NJDEP should be mailed to:

The Division of ~~Water Quality~~ Watershed Protection and Restoration, New Jersey
 Department of Environmental Protection, Mail Code ~~401-02B~~ 501-02A, PO Box
 420, Trenton, New Jersey 08625-0420.

(b) (No change.)

MAYOR OPENS THE MEETING TO THE PUBLIC

There were no public comments this evening.

MOTION TO CLOSE PUBLIC HEARING

Proposed By: Mayor DeBaecke
 Seconded By: Committeeman Doyle

MOTION TO ADOPT ORDINANCE 2024-11

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

2024-108 Resolution Accepting the Resignation of Joshua Abbott

**RESOLUTION 2024-108
 TOWNSHIP OF NORTH HANOVER
 COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING THE RESIGNATION
 OF JOSHUA ABBOTT**

BE IT RESOVLED, by the Township Committee of the Township of North Hanover that we hereby accept the resignation of Joshua Abbott. as a Full-Time Emergency Medical Technician for the Township of North Hanover effective June 30, 2024.

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

1. Personnel File Joshua Abbott
2. Chief Financial Officer
3. EMT Supervisor

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

**RESOLUTION 2024-109
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING THE RESIGNATION
OF ETHAN BRUZZESE**

BE IT RESOVLED, by the Township Committee of the Township of North Hanover that we hereby accept the resignation of Ethan Bruzzese as a Full-Time Police Officer for the Township of North Hanover effective July 5, 2024.

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

- 4. Personnel File Ethan Bruzzese
- 5. Chief Financial Officer
- 6. Chief of Police

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

**RESOLUTION 2024-110
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

APPOINTMENT RECREATION ADVISORY COMMITTEE MEMBER

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** – Liva Parks, term expiring December 31, 2026.

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

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

**RESOLUTION 2024-111
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**AMENDING AND SUPPLEMENTING THE MANUAL OF RULES AND REGULATIONS
FOR THE TOWNSHIP OF NORTH HANOVER POLICE DEPARTMENT**

WHEREAS, the Township of North Hanover has adopted a Manual of Rules and Regulations for the Township of North Hanover Police Department; and

WHEREAS, in accordance with N.J.S.A. 40A:14-118 and Rule 1:1.2 of the Manual, the Township may by Resolution amend or revoke any of the rules, regulations, or procedures previously adopted, and

WHEREAS, the Township Committee desires to adopt the Standard Operating Procedures (S.O.P.) numbered and entitled as follows:

<u>Number</u>	<u>Entitled</u>
66	Personally Owned Patrol Rifle

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington, that the above changes to the Manual of Rules and Regulations for the Township of North Hanover Police Department here hereby adopted.

BE IT FURTHER RESOLVED that in the event that any portion of this resolution is determined to be invalid, such determination shall not affect the remaining portions of the resolution, which are hereby declared to be severable.

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

2024-112 Resolution Accepting the 2023 Municipal Audit

**RESOLUTION 2024-112
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

ACCEPTING THE 2023 MUNICIPAL AUDIT

WHEREAS, N.J.S.A. 40:A5-4 requires the Governing Body of every local unit to have made an annual audit of its books, accounts and financial transaction, and

WHEREAS, the Annual Report of Audit for the year 2023 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the Governing Body, and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the Governing Body have reviewed, as a minimum, the sections of the annual audit entitled: General Comments and Recommendations; and

WHEREAS, the members of the Governing Body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled: Comments and Recommendations as evidenced by the group affidavit form of the Governing Body, and

WHEREAS, such Resolution of Certification shall be adopted by Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and, and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the promulgation's of the Local Finance Board of the State of New Jersey may subject the members of the local Governing Body to the penalty provisions of R.S. 52-27BB-52 to wit: R.S. 52:27BB-52 – "A local officer or member of a local Governing Body who, after

a date fixed for compliance, fails or refuses to obey an order of the Director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office”.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of North Hanover Township, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this Resolution and required affidavit to said Board to show evidence of said compliance.

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

2024-113 Resolution Appointing Per Diem Emergency Medical Technician

**RESOLUTION 2024-113
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION APPOINTING PER DIEM EMERGENCY MEDICAL TECHNICIAN

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 ~ Jeffrey Covington

Effective Date of Employment: 07/18/2024

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 Doyle	X		X			
Committeeman Forsyth						X
Committeeman Kocubinski						X
Deputy Mayor O'Donnell			X			
Mayor DeBaecke		X	X			

2024-114 Resolution Appointing a Full-Time Police Officer

**RESOLUTION 2024-114
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

APPOINTMENT OF FULL-TIME POLICE OFFICER

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:

Police Officer ~ Kyle R. Cassady

Effective Date of Employment: 07/19/2024 at Step III

BE IT FURTHER RESOLVED, that the above-named position will be compensated as per the Bargaining Agreement, Salary Ordinance and Salary Resolution and contingent upon successful completion of physiological evaluation.

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

NON-CONSENT AGENDA

2024-115 Resolution of Preliminary Approval of Farmland Preservation Application(s)

**RESOLUTION 2024-115
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION OF PRELIMINARY APPROVAL OF FARMLAND PRESERVATION APPLICATION(S)

WHEREAS, the Township of North Hanover is committed to preserving, to the extent possible, farmland within the Township for the benefit of the citizens of the Township of North Hanover as well as for the County of Burlington and for the State of New Jersey; and

WHEREAS, the Burlington County Agriculture Development Board has accepted the application(s) of: **Kenneth & Beverly Lustgarten Farm** comprised of Block 201 Lots 24 and **David J. & Randall S. Reid Farm** comprised of Block 300 Lot(s) 8 and 8.02 through the Farmland Preservation Easement Purchase Program; and

WHEREAS, the County requests that the Township of North Hanover provide the necessary municipal cost share at 10%; and

WHEREAS, it is in the best interests of the citizens of the Township of North Hanover to approve the application(s) of the above two farm(s) for consideration into the current round of the Farmland Preservation Easement Purchase Program;

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington, and State of New Jersey that they support preservation of the properties listed above through the Burlington County Farmland Preservation Program; and

BE IT FURTHER RESOLVED that the Township Committee of the Township of North Hanover hereby confirms its willingness to provide the necessary municipal cost share needed to acquire the easements for the above-mentioned landowners who accept the County's offer.

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

2024-116 Resolution Authorizing Refund of COAH Development Fee

**RESOLUTION 2024-116
TOWNSHIP OF NORTH HANOVER**

RESOLUTION AUTHORIZING REFUND OF COAH DEVELOPMENT FEE

BE IT RESOLVED, by the Township Committee of the Township of North Hanover that, as requested by the Construction Office, it hereby authorizes a refund of the COAH

Development Fee, in the amount of \$3,343.21 to Christian Stanley, for Block 400 Lot 83 commonly known as 3 Birch Court.

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

2024-117 Resolution Authorizing Purchase of an Alcotest 9510 Machine from Drager Inc., Under New Jersey Treasury Contract T-3031

**RESOLUTION 2024-117
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

AUTHORIZING PURCHASE OF AN ALCOTEST 9510 MACHINE FROM DRAEGER INC. UNDER NEW JERSEY STATE TREASURY CONTRACT T-3031

WHEREAS, the Township of North Hanover, pursuant to N.J.S.A.40A:11-12(a) and N.J.A.C. 5:34-7.29(C), may without advertising for bids, purchase any goods or services under any contract or contracts for such goods or services entered into on behalf of the State of New Jersey by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, the Township has reviewed the State contracts for the purchase of an Alcotest 9510 Machine in the amount of \$22,822.50 from Drager having an address at 7256 S. Sam Houston W Parkway, Suite 100, Houston, TX 77085 under State Treasury Contract #T-3031 and in accordance with the written quotation received and on file with the CFO and Clerk; and

WHEREAS, the Township of North Hanover has sufficient funds in place as evidenced by the Chief Financial Officer certification of the availability of funds on file with the Finance Department.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey that it does hereby authorize and approve the purchase of an Alcotest 9510 Machine from Drager having an address at 7256 S. Sam Houston W Parkway, Suite 100, Houston, TX 77085 under State Treasury Contract #T-3031, in the amount of \$22,822.50 and in accordance with the written quotation of file with the CFO and Municipal Clerk.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue said purchase order to Drager, 7256 S. Sam Houston W Parkway, Suite 100, Houston, TX 77085 on behalf of the Township.

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

2024-118 Resolution Accepting Quote from Ernie Atkinson for Window Repair at the North Hanover Township Municipal Building.

**RESOLUTION 2024-118
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION ACCEPTING QUOTE FROM ERNIE ATKINSON FOR WINDOW REPAIR AT THE NORTH HANOVER TOWNSHIP MUNICIPAL BUILDING

WHEREAS, the Township of North Hanover desires to repair ten windows located in the North Hanover Township Municipal Building; 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 Ernie Atkinson; 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 Ernie Atkinson, for window repair located in the North Hanover Township Municipal Building; in the amount of \$5,000.00.

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 Doyle		X	X			
Committeeman Forsyth						X
Committeeman Kocubinski						X
Deputy Mayor O'Donnell	X		X			
Mayor DeBaecke			X			

2024-119 Resolution Accepting Quote from Natures Way Farm and Tree LLC

**RESOLUTION 2024-119
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION ACCEPTING QUOTE FROM NATURES WAY FARM & TREES LLC

WHEREAS, the Township of North Hanover desires to trim and/or remove hazardous tree's and tree limbs in Green Acres Park located on Schoolhouse Road, 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 Nature's Way Farm & Trees LLC; 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 Nature's Way Farm & Trees LLC , for tree trimming and/or removal of hazardous tree's and tree limbs located in Green Acres Park on Schoolhouse Road in the North Hanover Township for an amount not to exceed \$4,725.00

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 Doyle	X		X			
Committeeman Forsyth						X
Committeeman Kocubinski						X
Deputy Mayor O'Donnell			X			
Mayor DeBaecke		X	X			

2024-120 Resolution Designating a Conditional Redeveloper and Authorizing the Execution of a Conditional Redeveloper Agreement and Escrow Agreement for Block 800 Lot 61 within the Redevelopment Study Area

**RESOLUTION TC 2024-120
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

**RESOLUTION DESIGNATING A CONDITIONAL REDEVELOPER AND
AUTHORIZING THE EXECUTION OF A CONDITIONAL REDEVELOPER
DESIGNATION AND ESCROW AGREEMENT FOR BLOCK 800, LOT 61**

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 February 16, 2003, the Township Committee of North Hanover Township adopted Resolution #2023-44, directing the Joint Land Use Board to undertake a preliminary investigation to determine whether Block 800, Lot 61, and sections of public rights of way adjacent

to said property (the "Study Area") qualified as an area in need of non-condemnation redevelopment pursuant to the Redevelopment Law; and

WHEREAS, in response, the Joint Land Use Board engaged the Joint Land Use Board Planner, Edward Fox, AICP, PP, who prepared a written report entitled "Preliminary Investigation of the Redevelopment of the Monmouth Road Study Areas, North Hanover Township, Burlington County as a Non-Condensation Area in Need of Redevelopment" (the "Study"); and

WHEREAS, in accordance with the Redevelopment Law, after required public notice, the Joint Land Use Board conducted a public hearing on June 28, 2023, to review and consider the Findings and Recommendations set forth in the Study, and heard public comments, if any, from persons interested in or would be affected by a determination that Study Area qualified as a Non-Condensation Redevelopment Area; and

WHEREAS, the Joint Land Use Board found the Study and testimony of Edward Fox, AICP, PP to be credible and recognized Mr. Fox's experience and knowledge of the Township based on his service as the Township and Board Planner; and

WHEREAS, Joint Land Use Board agreed with the Recommendations finding that the Study Area qualified as an area in need of non-condemnation redevelopment and by Resolution No. 2023-10 adopted on July 19, 2023, the Joint Land Use Board determined that the Study Area met the necessary requirements set forth in the Redevelopment Law, and specifically, N.J.S.A. 40A:12A-7e, for a non-condemnation area in need of redevelopment, and recommended that the Township Committee designate the Study Area as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, the Township Committee concurred with the Joint Land Use Board's findings and recommendations that Block 800, Lot 61 on the tax map of the Township of North Hanover, inclusive of all streets, "paper" streets, private drives and sections of public rights-of-way adjacent to Block 800, Lot 61 (the "Redevelopment Area") and by Resolution 2023-105 adopted on August 3, 2023, the Township Committee designated the Redevelopment Area as a Non-Condensation Area in Need of Redevelopment); and

WHEREAS, representatives of the owner of Block 800, Lot 61 (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 has reviewed the proposals and has determined that in accordance with the Redevelopment Law, it is necessary and appropriate to designate 130 Monmouth Road UR LLC as "Conditional Redeveloper" for the Redevelopment Property; and

WHEREAS, the Township Committee further desires to authorize the negotiation and execution of a conditional redeveloper designation and escrow agreement ("Conditional Redeveloper Agreement") with the Conditional Redeveloper for the purpose 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. 130 Monmouth Road UR, LLC is hereby conditionally designated as Conditional Redeveloper of the Redevelopment Property pending the negotiation, approval by vote of the Township Committee and execution of a redevelopment agreement with the Township of North Hanover.
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 a limited period of one hundred twenty (120) days, unless extended by the Township Committee.
4. The Mayor is 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 Doyle	X		X			
Committeeman Forsyth						X
Committeeman Kocubinski						X
Deputy Mayor O’Donnell		X	X			
Mayor DeBaecke			X			

2024-121 Resolution to Amend Professional Services Agreement with the North Hanover Township Prosecutor

**RESOLUTION 2024-121
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION AMENDING PROFESSIONAL SERVICES AGREEMENT WITH
CHRISTOPHER KOUTSOURIS, ESQ. AS MUNICIPAL PROSECUTOR FOR THE TOWNSHIP
OF NORTH HANOVER**

WHEREAS, by Resolution 2024-1, the Township of North Hanover Committee appointed Christopher Koutsouris, Esq. from the KGM Law Group, LLP law firm as Municipal Prosecutor for the calendar year 2023; and

WHEREAS, on July 6, 2024, the Township Clerk was notified by Christopher Koutsouris, Esq. that effective July 1, 2024, that KGMG Law Group, LLP ceased operations and that Koutsouris & Gomolson LLC is the successor law firm; and

WHEREAS, the Township Committee wishes to amend its Professional Services Agreement with Christopher Koutsouris, Esq. to include the new successor law firm.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey that it does hereby amend the Professional Services Agreement for Municipal Prosecutor to include the successor firm Koutsouris & Gomolson LLC, with all other terms and conditions remaining the same.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized to sign an Amendment to Professional Services Agreement on behalf of the Township.

BE IT FURTHER RESOLVED that a copy of this resolution shall also be forwarded to Christopher Koutsouris, Esq. of Koutsouris & Gomolson LLC.

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

DISCUSSION

- Borough of Montvale Affordable Housing Participation request – Attorney Roselli gave an overview of the next round of Affordable Housing and various aspects. He noted there were only two more credits left and likely housing would need to be provided. He noted this request is putting a coalition together that he believes might not be successful and the financial request is substantial. He noted in theory the coalition was a good idea but last time 150 Towns got together to no avail. There was a general consensus to not participate.
- Long Beach Township request for “A Call to Action” regarding Atlantic Shores Offshore Wind Project – Clerk Picariello reviewed the request for a resolution opposing this project. After discussion, Clerk Picariello was directed to get copy of the reports and revisit this issue at a later date.
- Clerk Picariello reviewed the staffing changes requested by the Summer Recreation director and the anticipated cost savings. There was a general consensus to approve the Director’s recommendations. In addition, the director was requesting new chairs for the program. There as a general consensus to move forward.

- Clerk Picariello noted Buildings and Grounds request for outside strobe lighting for the fire alarms. After discussion, there was a general consensus to move forward.

TOWNSHIP COMMITTEE “COMMENTS”

There were no comments this evening.

PUBLIC PARTICIPATION

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

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

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Deputy Mayor O’Donnell

Seconded By: Committeeman Doyle

EXECUTIVE SESSION RESOLUTION

2024-122 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 **Police Personnel Matter**, Contract Matter, Personnel and Litigation matters

**RESOLUTION 2024-122
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 **Police Personnel 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 Doyle		X	X			
Committeeman Forsyth						X
Committeeman Kocubinski						X
Deputy Mayor O’Donnell	X		X			
Mayor DeBaecke			X			

Mayor DeBaecke recessed the regular meeting at 7:53 pm. Committeeman Doyle made a motion to reconvene and was seconded by Mayor DeBaecke at 8:51 pm.

MOTION TO ADJOURN

8:52 pm

Proposed By: Deputy Mayor O’Donnell

Seconded By: Committeeman Doyle

Respectively submitted,

Mary Picariello, RMC/CMR/CTC
Township Clerk