

**NORTH HANOVER TOWNSHIP  
TOWNSHIP COMMITTEE MEETING MINUTES  
SEPTEMBER 5, 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 was not present this evening

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

Absent: None

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: Committeeman Doyle

Seconded By: Committeeman Kocubinski

**AFFORDABLE HOUSING PLANNING – ED FOX, ENVIRONMENTAL RESOLUTIONS INC**

Mr. Benedetti was present this evening. He reviewed the process and need to address the forthcoming numbers. He believes the fourth-round numbers will come in around the same as the third round. He notes this will create the need for a Vacant Lot adjustment report. Attorney Roselli gave an overview of the third round and explained the need for the VLA report. He asked Mr. Benedetti to explain to the Township Committee exactly what he would be looking at in his report. Mr. Benedetti stated he would be looking at the vacant land in the Town. He would then identify under utilized properties and see if they can be used for housing to meet the need. He noted the biggest problem is the lack of sewer service and noted it would be very difficult to generate the housing need without sewer service. He noted he would be looking at what is in the flood plain, preserved and wetlands. He noted all those deed restricted properties would be removed from the equation and then you would analyze the remaining properties as to what would be developable. Committee Kocubinski noted his frustration and felt the Township's objectives were being undermined. Attorney Roselli stated you have to create the realistic opportunity for a developer. Committeeman Forsyth inquired what size parcel would it take to satisfy this requirement. Mr. Benedetti noted he would know after completing his analysis and the unit numbers are released. Mayor DeBaecke brought the flight hazard area, of the base, to the attention of Mr. Benedetti. He noted lots of acres were removed from being buildable. Mayor DeBaecke reviewed housing for the disabled counts as one unit for each bedroom and disabled veteran housing counts as one and a half credit per bedroom. Attorney Roselli reviewed the credits for Municipal sponsored projects. Mr. Benedetti stated the calculations occur on the Regional household change and the growth of the number of low/moderate income in the region. It is distributed based on the income capacity of the

Municipality and the equalized non-residential valuation. There is also a land capacity factor. Mayor DeBaecke noted the affordable fund and stated the Town could purchase a lot for building to satisfy some numbers. It would a piece of the pie. Attorney Roselli noted the second step would be preparing housing element. Mr. Benedetti noted right now it is just the VLA report. Attorney Roselli concurred that the next phase is for budgetary consideration.

**REVIEW OF CORRESPONDENCE**

1. Environmental Resolutions Inc. – Re-Bid Municipal Building Vestibule Door Improvements. Clerk Picariello noted there were no bids received and the Engineer recommended re-bidding the project. There was a general consensus to allow. Attorney Roselli noted if no bids were received a second time, the Municipality could then negotiate a contract. Committeeman Kocubinski suggested Jammers Door and Attorney Roselli mentioned a public works contractor registration is required.

**ENGINEER’S REPORT**

Engineer Hirsh noted he received comments back from the NJDEP regarding the SPPP plan, which is part of the Tier A permit. He stated he revised and resubmitted for NJDEP approval. He stated the FY20 Municipal Parks grant project award was on this evenings agenda. He also reported the one bid was received for the FY24 Local Recreation Improvement grant. He is recommending to reject the bid and re-bid the project. He stated the pre-con meeting for the FY23 NJDOT project was complete and the contractor would begin early October. He stated the FY24 NJDOT project would begin construction mid-September. He also reported the FY25 NJDOT project awards have not been announced yet.

**MINUTES FOR APPROVAL**

- August 15, 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	
Mayor DeBaecke		X	X			

- August 15, 2024 – Executive Session

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			

**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			

**Mayor DeBaecke moved Resolution 2024-137 to the non-consent agenda.**

**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.

2024-134 Resolution Appointing Municipal Court Judge for an Unexpired Term

**RESOLUTION 2024-134  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION APPOINTING JOSEPH P. MONTALTO AS MUNICIPAL COURT  
JUDGE FOR THE TOWNSHIP OF NORTH HANOVER MUNICIPAL COURT  
FOR AN UNEXPIRED TERM**

**WHEREAS**, N.J.S.A. 2B:12-4 provides that each Judge of a Municipal Court shall serve for a term of three years from the date of appointment; and

**WHEREAS**, Lewis Korngut was previously appointed Municipal Court Judge for the Township of North Hanover for a three-year term, effective January 1, 2023, and expiring December 31, 2025; and

**WHEREAS**, the Township of North Hanover was advised by the Administrative Office of the Courts that Lewis Korngut could no longer serve as Municipal Court Judge effective July 31, 2024; and

**WHEREAS**, the Township Committee has determined to appoint and designate Joseph P. Montalto to serve as the Municipal Court Judge for the Township of North Hanover for the unexpired term of the previously appointed Municipal Court Judge, effective September 1, 2024 until December 31, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey that Joseph P. Montalto be and is hereby appointed and designated to serve as the Municipal Court Judge for the Township of North Hanover Municipal Court for an unexpired term effective September 1, 2024 until December 31, 2025, and/or until a successor is appointed and qualified.

**BE IT FURTHER RESOLVED**, that the above position shall be compensated at \$25,000.00.

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

1. Honorable Judge Joseph P. Montalto, North Hanover Township
2. Court Administrator, North Hanover Township
3. Chief Financial Officer, North Hanover Township
4. Administrative Office of the Courts

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

2024-135 Resolution Appointing Per Diem Emergency Medical Technicians

**RESOLUTION 2024-135  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION APPOINTING PER DIEM EMERGENCY MEDICAL TECHNICIANS**

**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 Tkacenko**

**Effective Date of Employment:** 08/31/2024

**PER DIEM EMT ~ Jose Porras-Masis**

**Effective Date of Employment:** 09/05/2024

**BE IT FURTHER RESOLVED**, that the above-named positions will be compensated as per the Salary Ordinance and Salary Resolution at a rate of \$20.00 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	X			
Deputy Mayor O'Donnell			X			
Mayor DeBaecke			X			

2024-136 Resolution Amending and Supplementing the Manual of Rules and Regulations for the Township of North Hanover Police Department

**RESOLUTION 2024-136  
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>
69	Response to Barricaded Individuals

**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	X			
Deputy Mayor O'Donnell			X			
Mayor DeBaecke			X			

2024-138 Resolution Amending Resolution 2024-75 Entitled “Resolution to Establish Salaries for Various Officials of the Township of North Hanover, Burlington County, New Jersey”

**RESOLUTION 2024-138  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION AMENDING RESOLUTION 2024-75 ENTITLED “A RESOLUTION TO  
ESTABLISH SALARIES FOR VARIOUS OFFICIALS OF THE TOWNSHIP OF  
NORTH HANOVER, BURLINGTON COUNTY,  
NEW JERSEY”**

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

The hourly rate of compensation, salary, wages of the following officers, appointees, and employees of the Township of North Hanover is hereby fixed in the following schedule payable bi-weekly, monthly, or annually:

		<b>PER HOUR</b>
Georgette Pagliocca	EMT Supervisor	28.27
Patrick Wells	Emergency Medical Technician	22.60
Ashlee Clarkson	Per Diem EMT	20.54
Hailey Dye	Per Diem EMT	20.54
Jeffrey Covington	Per Diem EMT	20.00
Visishta Ginjupally	Per Diem EMT	20.54
Mark Lucio	Per Diem EMT	20.00
Matthew Taylor	Per Diem EMT	20.54

**BE IT FURTHER RESOLVED** that the above listed salaries shall be effective as of **September 8, 2024** for employees on the payroll on January 1, 2024. All employees appointed to a position after January 1, 2024 shall have the salary or wage effective the date of hire or appointment.

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

2024-139      Resolution Extending Interim Period Set Forth in Conditional Redeveloper Designation and Escrow Agreement By and Between Township of North Hanover and North Hanover Urban Renewal, LLC as Conditional Redeveloper for Block 602 Lot 9.02

**RESOLUTION TC 2024-139  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

**RESOLUTION EXTENDING INTERIM PERIOD SET FORTH IN CONDITIONAL REDEVELOPER DESIGNATION AND ESCROW AGREEMENT BY AND BETWEEN TOWNSHIP OF NORTH HANOVER AND NORTH HANOVER URBAN RENEWAL, LLC AS CONDITIONAL REDEVELOPER FOR BLOCK 602, LOT 9.02**

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**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 Designation and Escrow Agreement (the “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 (the “Plan”); and

**WHEREAS**, the Township Committee extended 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 the Agreement for purposes of establishing a framework for the negotiation and execution of a redevelopment agreement; and

**WHEREAS**, the parties were unable to complete the negotiation and execute the Agreement on or before April 17, 2023, and therefore by Resolution 2023-96 adopted by the Township Committee on June 15, 2023, the Township Committee further extended the time for the negotiation and execution of a Conditional Redeveloper Agreement with North Hanover Urban Renewal, LLC, for an additional ninety (90) days to July 16, 2023; and

**WHEREAS**, North Hanover Urban Renewal, LLC received preliminary and final major site plan approval and preliminary and final major subdivision approval from the North Hanover Township Joint Land Use Board after hearings conducted on July 19, 2023 and September 12, 2023, which decision was memorialized by resolution adopted by the Joint Land Use Board on October 25, 2023 (the “Approval”); and

**WHEREAS**, the parties executed the Agreement, which then required the parties to successfully negotiate and execute a Redevelopment Agreement during the Interim Period, as defined in the Agreement, that expired on November 17, 2023 (the “Interim Period”), without successfully negotiating and executing a Redevelopment Agreement; and

**WHEREAS**, Paragraph 2 of the Agreement gives the Township Committee, as the Redevelopment Entity, the ability, in its sole discretion, to extend the Interim Period; and

**WHEREAS**, by Resolution 2024-54 adopted March 7, 2024, the Township Committee determined to extend the Interim Period until May 31, 2024; and

**WHEREAS**, by Resolution 2024-90 adopted June 6, 2024, the Township Committee again extended the Interim Period until August 29, 2024; and

**WHEREAS**, the parties are continuing negotiations for the Redevelopment Agreement and therefore the Township Committee has determined it is necessary to further extend the Interim Period for an additional sixty (60) days; and

**WHEREAS**, the Township Committee, as Redevelopment Entity, has determined that it is in the best interests of the Township to further extend the Interim Period to provide the parties additional time to negotiate exclusively with each other for purposes of executing 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 Interim Period as stated in Paragraph 2 of the Conditional Redeveloper Designation and Escrow Agreement dated July 20, 2023, and executed by the Township of North Hanover, acting in its capacity as a Redevelopment Entity, and North Hanover Urban Renewal, LLC, as Conditional Redeveloper, be and is hereby further extended until October 28, 2024.
3. The adoption of this resolution by the Township Committee shall serve as a formal amendment to Paragraph 2 of the Conditional Redeveloper Designation and Escrow Agreement for the purpose stated in paragraph 2 above, and all other terms and conditions of said agreement not modified by this Resolution shall remain in full force and effect until such time as a Redevelopment Agreement is executed by the parties, the Conditional Redeveloper Designation and Escrow Agreement is further extended; or the Conditional Redeveloper Designation and Escrow Agreement is terminated in accordance with its terms, whichever is the first to occur.
4. A certified copy of this resolution shall be provided to North Hanover Urban Renewal, LLC.

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

2024-140 Resolution Canceling Taxes

**RESOLUTION 2024-140  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION CANCELING TAXES**

**WHEREAS**, the United States Department of Veteran Affairs has classified Franklin Peters 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 July 1, 2024; 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 400 LOT 95	<b>2024</b>	\$ 4,448.70
	<b>1<sup>st</sup> half 2025</b>	\$ 4,448.70

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

2024-141 Resolution Canceling Taxes

**RESOLUTION 2024-141  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION CANCELING TAXES**

**WHEREAS**, the United States Department of Veteran Affairs has classified Manuel Saladin 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 July 18, 2024; 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 604.03	LOT 28	<b>2024</b>	\$ 3,723.32
		<b>1<sup>st</sup> half 2025</b>	\$ 4,111.61

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

2024-142 Resolution Canceling Taxes

**RESOLUTION 2024-142  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION CANCELING TAXES**

**WHEREAS**, the United States Department of Veteran Affairs has classified the owner of Block 901 Lot 1.02 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 July 23, 2024; 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:



**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 Doyle	<b>X</b>		<b>X</b>			
Committeeman Forsyth			<b>X</b>			
Committeeman Kocubinski		<b>X</b>	<b>X</b>			
Deputy Mayor O'Donnell			<b>X</b>			
Mayor DeBaecke			<b>X</b>			

**NON-CONSENT AGENDA**

2024-137      Resolution Vigorously Opposing the Industrial Offshore Wind Project

**RESOLUTION 2024-137  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION VIGOROUSLY OPPOSING  
THE INDUSTRIAL OFFSHORE WIND PROJECT**

**WHEREAS**, Governor Phil Murphy continues to push for approval of two massive offshore wind turbine projects at the Jersey Shore (Atlantic Shore Offshore Wind and Offshore Wind 1, LLC) spanning more than 100,000 acres of undeveloped ocean adjacent to and which will be starkly visible from the public's beaches and coastline (collectively "Industrial Offshore Wind Project"); and

**WHEREAS**, New Jersey's Energy Master Plan is the result of only the governor's executive orders and not a policy debated, examine, approved

**WHEREAS**, the facts set forth as below establish that the proposed Industrial Offshore Wind Project on public property will industrialize the Atlantic Ocean and New Jersey Shore ("Shore") in exchange for extreme electricity rate hikes, significant damage to the environment and marine life, the degradation of the Shore, significant job loss, devastation of the State's fishing and tourism industries, millions in lost State tax revenue, and enormous financial cost to the State's residents.

1. The Industrial Offshore Wind Project turbines include up to 300 massive wind turbine structures, each as high as the Eiffel Tower (1,000ft+) and almost as wide as tall (900ft+). The closest turbine structures will be located approximately 8.5 miles from the coast and clearly visible to residents and tourists who live or travel to the Shore for the environment, unspoiled views, and way of life. The turbines will be among the largest, tallest, and closest-to-a-coastline ever built. In 2006-08, when the areas were designated for offshore wind energy, proposed tower heights were approximately 200 to 400 feet, and rotor diameters were under 328 feet. By analogy, when the plan was hatched essentially 300 single-family houses were to be built at the Shore and it is now a proposal for a cityscape comprised of 300 immense and imposing skyscrapers.

2. An independent analysis concludes that the cost of the Industrial Offshore Wind Project will exceed \$100 billion and raise electric customer rates by 55% for residential customers, 70% for commercial customers, and 85% for industrial customers. For context, in 2024 wholesale power purchase prices are roughly \$55 dollars per megawatt-hour, whereas the Board of Public Utilities recently approved contracts for offshore wind with a price of \$144 per megawatt-hour. In addition, the costs associated with transmission upgrades to distribute the electricity are forecast to increase progressively from \$1 per megawatt-hour to roughly \$40 per megawatt-hour by 2047.

3. Studies establish that the Industrial Offshore Wind Project will convert a pristine public natural and economic resource into a mammoth industrial eyesore in exchange for a catastrophic loss in tourism revenue, jobs, and property values, and, therefore, will be a significant economic burden imposed upon all State residents. A 2024 study prepared by Tourism Economics, an Oxford Economics Company ("Oxford Report"), establishes that the Offshore Wind Project will cause losses for the Long Beach Island municipalities of approximately 835,000 annual visitors, \$450.2 million in tourism spending, a total economic impact (loss) of \$668.2 million, and a total loss of State and local tax revenue of \$80.3 million. Studies further show at least 25% of beachgoers would switch beaches to avoid the visual blight caused by the Industrial Offshore Wind Project. Moreover, as admitted by the federal government, the fishing industry will be diminished by the resultant navigational hazards, habitat conversion, fish aggregation, migration disturbances, and space-use conflicts.

4. Studies establish that the testing, construction, and operation of the Industrial Offshore Wind Project, though sold as green energy, has and will significantly damage the environment. There is little doubt it has and will continue to negatively impact the behavior of marine fish and mammals, including causing confusion, compelling them to swim ashore, and preventing them from diving and feeding (since the start of sonar surveying and seismic testing an unprecedented number of marine mammals have washed ashore and died). There is also no question it will cause significant environmental and wildlife damage onshore.

5. Studies support the conclusion that the Industrial Offshore Wind Project will not reduce global warming or CO2 emissions. In fact, Harvard University found that the installation of scores of wind turbines in concentrated areas will actually raise surface temperature, especially in the immediate area of the turbines. The Harvard researchers concluded, “[t]he direct climate impacts of wind power are instant, while the benefits of reduced emissions accumulate slowly. If your perspective is the next 10 years, wind power actually has – in some respects – more climate impact than coal or gas.” Further, the Oxford Report establishes that offshore wind energy production is the most expensive form of renewable energy produced on a large-scale.

6. The Industrial Offshore Wind Project fails to include any ongoing funding for the ultimate removal/decommissioning and/or replacement of the turbines, which means at the end of their useful life the companies could decline to remove them and either go out of business or file for bankruptcy. The State’s residents, therefore, will likely be forced to either live with over 200 decaying Eiffel Towers in their ocean off their Shore or pay the costs associated with removing them.

7. The sole conclusion is that the Industrial Offshore Wind Project is designed to be funded by all State residents and businesses, significantly higher electricity rates and significant loss of jobs and tax revenue, will cause environmental and wildlife devastation, will irreparably damage the tourism, fishing industries, and overall State economy in the form of higher overhead energy costs, will not produce actual green energy, and the State’s residents will be left to pay for the removal of or live with the massive, decaying turbines. Indeed, if it is built, the State’s residents will trade their priceless and pristine natural and hard-earned economic resources for a significantly higher cost of living and significantly lower quality of life and environment, and, incredibly, without the purported green energy benefits.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, County of Burlington, State of New Jersey, and in accordance with the foregoing Recitals, which are incorporated herein by reference, that the Township of North Hanover vigorously supports legitimate green and renewable energy projects, but vigorously opposes the non-green Industrial Offshore Wind Project due to its real and present threat to the health, environmental, and financial health, welfare, and safety of all State residents.

**BE IT FURTHER RESOLVED** that the North Hanover Township Committee will petition the leaders in the state legislature to put a halt to all work on offshore wind projects and will ask the legislative leaders to empanel a body of lawmakers, energy experts, environmentalists and electric generation experts, consumers, fisherman and other stakeholders to develop a practical, effective, long-term energy plan for New Jersey’s future, and;

**ALSO, BE IT FURTHER RESOLVED** that the North Hanover Township Committee is encouraging all other **municipal and county** elected officials to examine the financial and environmental impact of the governor’s wind turbine plan and its impact on homeowners and businesses, and to call on the state legislature to put a halt to ALL offshore wind projects until such time as an energy panel, described above is formed and develops a practical, effective, long-term energy plan for New Jersey’s future.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Senate President Scutari, Assembly Speaker Coughlin, Senator Owen Henry, Assemblyman Robert Clifton, Assemblyman Alex Sauickie, Governor Murphy, and the New Jersey League of Municipalities.

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

2024-143 Resolution Accepting Proposal from Environmental Resolutions Inc. Engineers for Professional Planning Services Associated with Preliminary Assessment of Township of North Hanover’s 4<sup>th</sup> Round Regional Fair Share Affordable Housing Obligation - Vacant Land Adjustment Report (VLA)

**RESOLUTION 2024-143  
TOWNSHIP OF NORTH HANOVER**

**COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING PROPOSAL FROM ENVIRONMENTAL RESOLUTIONS, INC. FOR PROFESSIONAL PLANNING SERVICES ASSOCIATED WITH PRELIMINARY ASSESSMENT OF TOWNSHIP OF NORTH HANOVER’S 4<sup>TH</sup> ROUND REGIONAL FAIR SHARE AFFORDABLE HOUSING OBLIGATION - VACANT LAND ADJUSTMENT REPORT (VLA)**

**WHEREAS**, at the request of the Township Committee, Environmental Resolutions, Inc. submitted a proposal dated August 23, 2024 for professional planning services for a Vacant Land Adjustment report (VLA) associated with the Preliminary Assessment of the 4th Round Regional Fair Share Affordable Housing obligation; and

**WHEREAS**, it is the desire of the Township Committee to accept the proposal from Environmental Resolutions Inc. for the Vacant Land Adjustment Report (VLA), in an amount not to exceed \$5,500.00; and

**WHEREAS**, funds are available to accept said proposal, as evidenced by the attached Certification of Availability of Funds;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of North Hanover that it does hereby accept the August 23, 2024 proposal from Environmental Resolutions, Inc., for professional planning services for the preparation of a Vacant Land Adjustment Report for North Hanover Township associated with the Preliminary Assessment of the 4<sup>th</sup> Round Regional Fair Share Affordable Housing obligation, in an amount not to exceed \$5,500.00.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer shall issue the appropriate Purchase Order/Voucher to Environmental Resolutions, Inc. for the aforementioned planning services in an amount not to exceed \$5,500.00

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

2024-144 Resolution Requesting Chapter 159 Approval of Items of Revenue and Appropriation N.J.S.A.40A:87 for the New Hanover Township Construction Code Services Shared Service Agreement FY24

**RESOLUTION 2024-144  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**CHAPTER 159 REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 FOR THE NEW HANOVER TOWNSHIP CONSTRUCTION CODE SERVICES SHARED SERVICE AGREEMENT FY 2024**

**WHEREAS, R.S.40A:4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of a county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount; and

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the *Township of North Hanover* in the County of Burlington hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2024** in the sum of **\$10,000.00**, which item is now available as a revenue from the New Hanover Township Construction Code Shared Service Agreement – **FY 2024**.

**BE IT FURTHER RESOLVED**, that the sum of **\$ 10,000.00** the same is hereby appropriated under the following caption:

**Operations-Excluded from “CAPS”:  
Shared Service Agreements:**

New Hanover Township Construction Code Shared Service Agreement

**BE IT FURTHER RESOLVED**, that two certified copies of this resolution be provided to the Director of the Division of Local Government Services for his use 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			

2024-145 Resolution Requesting Chapter 159 Approval of Items of Revenue and Appropriation N.J.S.A.40A:87 for North Hanover Township Board of Education Special Law Enforcement Officers Shared Service Agreement – FY24

**RESOLUTION 2024-145  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**CHAPTER 159 REQUESTING APPROVAL OF ITEMS OF REVENUE AND  
APPROPRIATION N.J.S.A. 40A:4-87 FOR NORTH HANOVER TOWNSHIP BOARD  
OF EDUCATION SPECIAL LAW ENFORCEMENT OFFICERS’ SHARED SERVICE  
AGREEMENT – FY 2024**

**WHEREAS, R.S.40A:4-87** provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of a county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS,** said Director may also approve the insertion of an item of appropriation for equal amount; and

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the *Township of North Hanover* in the County of Burlington hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year **2024** in the sum of **\$90,960.00**, which item is now available as a revenue from the North Hanover Township Board of Education Shared Service Agreement – **FY 2024**.

**BE IT FURTHER RESOLVED**, that the sum of \$ **90,960.00** the same is hereby appropriated under the following caption:

**Operations-Excluded from “CAPS”:  
Shared Service Agreements:**

North Hanover Township Board of Education Shared Service Agreement - SLEO

**BE IT FURTHER RESOLVED**, that two certified copies of this resolution be provided to the Director of the Division of Local Government Services for his use in this regard.

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

2024-146 Resolution Awarding Contract to Coastline Excavating & Site Services LLC for Schoolhouse Road Park Gazebo Project

**RESOLUTION 2024-146  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION AWARDING CONTRACT TO COASTLINE EXCAVATING & SITE SERVICES LLC FOR SCHOOLHOUSE ROAD PARK GAZEBO PROJECT**

**WHEREAS**, the Township of North Hanover (the 'Township') applied for and received a FY 2020 Municipal Parks grant (\$75,000) for the Schoolhouse Park Improvements project, and

**WHEREAS**, a balance of \$35,053.60 remains in the aforementioned grant for the gazebo project; and

**WHEREAS**, four (4) bids were received in response to the bid solicitation which were publicly opened on September 4, 2024; and

**WHEREAS**, Joseph R. Hirsh, PC, CME, CPWM, Township Engineer reviewed the submitted bids and issued an award recommendation letter dated September 4, 2024, a copy of which is on file with the Township Clerk, wherein he recommended that the Township Committee award a contract to Coastline Excavating & Site Services LLC., as apparent lowest responsible bidder, in the amount of \$28,500.00, subject to the conditions contained therein; and

**WHEREAS**, the Chief Financial Officer has issued the appropriate certification of availability of funds for this contract; and

**WHEREAS**, based upon the Township Engineer's recommendation, the Township Committee desires to award a contract to the apparent lowest responsible bidder, Coastline Excavating & Site Services LLC for the Schoolhouse Road Park Gazebo project, in the amount of \$28,500.00, subject to the conditions set forth in the Engineer’s September 4, 2024, recommendation letter.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover that it does hereby award a contract to Coastline Excavating & Site Services LLC, in the amount of \$28,500.00 for the Schoolhouse Park Gazebo project, subject to submission of required documentation and review and approval of same by the Township Engineer and Township Attorney.

**BE IT FURTHER RESOLVED** that the Mayor and/or Township Clerk is hereby authorized to sign the aforesaid contract on behalf of the Township.

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

2024-147      Resolution to Reject Bids for a Contract for Schoolhouse Road Park Basketball Court Improvements

**RESOLUTION 2024-147  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION TO REJECT BIDS FOR A CONTRACT FOR  
SCHOOLHOUSE ROAD PARK BASKETBALL COURT IMPROVEMENTS**

**WHEREAS**, the Township of North Hanover (the ‘Township’) applied for and received a FY FY2024 – DCA – Local Recreation Improvement Grant for improvements to Schoolhouse Road Park totaling \$69,000.00, and

**WHEREAS**, the Township proceeded to solicit bids for the Schoolhouse Road Park Basketball Court Improvements project and received one (1) bid response as indicated on the attached Summary of Bids, with the low Base Bid in the amount of \$101,500.00 submitted by Shore Top Construction Corp., and

**WHEREAS**, the Township Engineer has reviewed the submitted bid and recommended that the bid be rejected based on the bid exceeding the available grant funding and lack of competition, and the project be revised and rebid.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover that the bid for the project known as the Schoolhouse Road Park Basketball Court Improvements is hereby rejected and the Township Engineer is authorized to revised and re-bid the project.

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

### **DISCUSSION**

- NJLM Conference Registration – Clerk Picariello noted the early bird registration expires September 30<sup>th</sup> so she would need to know shortly who is coming.

### **TOWNSHIP COMMITTEE “COMMENTS”**

Committeeman Kocubinski noted the annual Movie night will be held September 20<sup>th</sup>. He noted the last Recreation meeting was held the same night as the Township Committee meeting, September 15<sup>th</sup> and he was unable to attend. He noted he has not received an update yet. He did report the recreation chair would be unable to oversee the event this year but another member had volunteered. Committeeman Kocubinski noted the emergency services need to be notified and he does not want this event to be lost. He noted he would be assisting and believes it is a very nice family night. Mayor DeBaecke noted he would also be assisting. Committeeman Kocubinski stated he would follow up with the Recreation Chair. He also stated two senior members will not be accepting re-appointment. He noted if we cannot get volunteers we are going to lose programs.

Committeeman Forsyth stated the annual Clean Up Day is scheduled for October 5<sup>th</sup>. He also noted the fall leaf collection program will also be held. The leaf bags are now available, limited to 10, per family. He stated the pick up is scheduled for November 18<sup>th</sup>.

Deputy Mayor O'Donnell was pleased with the repair on Provinceline Road by Upper Freehold. He noticed it was only repaired within North Hanover and not Upper Freehold city limits. He found that to be odd. He also expressed deep sorrow on the death of Darlene Morrow. He noted she was very devoted to the North Hanover Recreation Programs and offered his condolences to her family.

Mayor DeBaecke stated the North Hanover free rabies clinic will be held November 23<sup>rd</sup>, 9am till 11am. He expressed condolences to the family of Darlene Morrow. He stated Ms. Morrow was very instrumental to the Recreation Programs. He noted it was not only a devastating loss to North Hanover Township but to her young family. He also noted the passing of Doc Moon another long time and influential resident. He expressed his condolences on this loss. He stated he was 100 years old and would be missed.

### **PUBLIC PARTICIPATION**

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

Mayor DeBaecke opened the meeting to the public.

Mr. Benjamin Palombi inquired about the muddy river on Sykesville. Committeeman Forsyth stated he was working on a new swale there.

### **MOTION TO CLOSE PUBLIC COMMENT**

Proposed By: Mayor DeBaecke

Seconded By: Committeeman Kocubinski

**EXECUTIVE SESSION RESOLUTION**

2024-148 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 2024-148  
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 Negotiation 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			
Committeeman Forsyth			X			
Committeeman Kocubinski	X		X			
Deputy Mayor O'Donnell		X	X			
Mayor DeBaecke			X			

**MOTION TO ADJOURN TO ENTER INTO EXECUTIVE SESSION**

**8:14 pm**

Proposed By: Committeeman Doyle  
Seconded By: Deputy Mayor O'Donnell

*Respectively submitted,*

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