

CALL TO ORDER

Mayor Mazza opened the meeting at 7:00 p.m.

“Sunshine Law” Announcement: Adequate notice of this public meeting has been provided by the Annual Notice; faxed to the Hunterdon Democrat and Courier News; posted on the public bulletin board and on file in the Municipal Clerk’s Office.

FLAG SALUTE

ROLL CALL - Present: Rob Haynes, Matt Severino, Lisa Nargi, Frank Mazza.

Absent: Patricia Dziubek

Others Present: J. Peter Jost, Esq., Attorney, John Reymann, Twp. Engineer, Grace Brennan, CFO, Ella M. Ruta, Township Clerk

APPROVAL OF MINUTES

- a. Regular and Executive Session 1st and 2nd Meeting Minutes of November 7, 2007

Mr. Severino made a motion to adopt said minutes. Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Abstain: Mr. Haynes. Motion Carried

VISITORS

- a. Mr. Nargi, Chairman of Environmental Commission updated Committee on progress regarding Milligan Farm. Mr. Nargi reported that final drawings by Maser Consulting would be ready on Friday December 7th. They then will be sent to the proper local and State authorities. If satisfactory, the grant funding process can begin.

Mrs. Nargi made a motion to approve payment of \$2,500.00 to Maser Consulting for drawings of final Metes and Bounds Maps of Milligan Farm. Mr. Haynes seconded the motion. Vote – Ayes: Mr. Haynes, Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

Mr. Nargi also mentioned he has marked placements for 54 trees to be planted by Grand Colonial. Mr. Severino suggested verifying placement of the trees with the rest of Environmental Commission members before planting.

Engineer Reymann clarified that 18 trees are going to be planted on the Grand Colonial site and 36 off the site. He also added that both parties agreed for all trees are planted in the next sixty days.

- b. Jeff Polenz, Emergency Management Coordinator – List of address changes/corrections

Mr. Polenz stated that as an OEM Coordinator he has been working on correcting addresses for the purpose of an accurate and timely response by emergency services. He further said that this year they came up with house numbering and mail box discrepancies on the Driftway. He presented a written copy of proposed changes. He would like to request that the Committee adopt an ordinance/resolution to correct the problem by changing the name of the road to Driftway East and Driftway West.

Mr. Severino asked if it is possible to solve the problem with signage rather than putting residents through address changes. Mr. Polenz answered that there is also an issue with mailboxes numbers along Baptist Church meeting Driftwy Rd. as well as past confusion with emergency responses. After the resolution is approved, Jeff will notify emergency services and the electric company of all changes.

Attorney Jost will prepare the resolution for the next Committee meeting.

The following resolution was introduced for adoption at about 7:27 PM:

**RESOLUTION#2007-162
EXECUTIVE SESSION**

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting; and

WHEREAS, the Union Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempt from the public.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: Contract Negotiations.

Before going into Executive Session, Mayor Mazza stated that the Committee would talk individually to each Fire Dept. (Quakertown, Clinton and High Bridge).

Mrs. Nargi made a motion to adopt the above resolution. Mr. Severino seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

At approximately 8:36 PM, Mrs. Nargi made a motion to return to the regular meeting, Mr. Haynes seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

REPORTS RECEIVED

- a. Road Dept.- week ending 11/16/07; 11/21/07
Mr. Haynes added that a friendly reminder letter from the zoning officer is going out to residents who rake their leaves into the road.
- b. Tax Collector – November 2007

CORRESPONDENCE

Mayor Mazza mentioned the following:

- Letter from the County of Hunterdon Purchasing Department regarding price change for deer carcass removal.

PUBLIC COMMENTS – none

PUBLIC HEARING – 2nd reading - none

OLD BUSINESS - none

NEW BUSINESS

- a. The following resolution was introduced for adoption:

**RESOLUTION #2007-163
PLACE-TO-PLACE TRANSFER; Expansion of Premises
Grand Colonial, LLC**

WHEREAS, an application has been filed for a place-to-place transfer (Expansion of Premises) OF THE GRAND COLONIAL, LLC, HOLDER of Plenary Retail Consumption License Number 1025-33-002-005, for purpose of expanding the premises under license wherein the sale, service and storage of alcoholic beverages are authorized;

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term;

WHEREAS, the Union Township Committee has determined that the requested place to place transfer to allow the sale, service and storage of alcoholic beverages on the expanded grounds of the licensed premises in addition to the area, which is already licensed, should be approved;

NOW, THEREFORE BE IT RESOLVED that the Township of Union Governing Body does hereby approve, effective DECEMBER 5, 2007, the expansion of the aforesaid Plenary Retail Consumption licensed premises located at 86 West Highway 173, Township of Union, New Jersey, to place under license the area delineated in the application form and the sketch of the licensed premises attached thereto.

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control

Mrs. Nargi questioned whether the above resolution could be approved before final Certificate of Occupancy is granted to Grand Colonial. Attorney Jost explained that approving expansion of premises for liquor license has no relevancy on final CO.

Mr. Mazza made a motion to adopt above resolution. Mr. Haynes seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

b. The following resolution was introduced for adoption:

**RESOLUTION 2007-
Authorizing Shared Court Agreement with Clinton Township**

Mr. Jost stated he would like to discuss the above matter in Executive Session.

c. **Discussion** – Milligan Farm, letter of Certification from the County/Review Report from Clarke Caton Hintz.

Postponed until December 19, 2007 Twp. Committee Meeting

NEW ORDINANCE – 1ST Reading – none
REPORTS

a. **Engineer's Report** – Mr. Reymann mentioned the following:

– met with representatives from Grand Colonial, Mr. Nargi, Chairman of Environmental Commission, Twp. Attorney Jost and Darlene Beam, Construction Department Secretary. Copy of the meeting minutes were distributed to all attendees and Twp. Committee Members. At the conclusion of the meeting, it was agreed to issue a Temporary Certificate of Occupancy to the Grand Colonial subject to compliance with all issues and conditions specified in the above-mentioned meeting minutes by Twp. Engineer, John Reymann. Attorney Jost emphasized importance for the zoning officer to sign off on final approval.

Mr. Reymann clarified a Temporary CO would only be granted for 60 days and that within that time all conditions and requirements are fulfilled and satisfied. He went on to say that a revised site plan is also required from the Planning Board officials verifying that the plan conform to the initial approval by the Planning Board.

After a lengthy discussion, it was agreed to grant Temporary Certificate of Occupancy for 60 days subject to all conditions listed in Mr. Reymann meeting minutes.

Mr. Severino made a motion to grant Temporary CO, subject to all terms and conditions specified in Engineer Reymann's meeting minutes from December 3, 2007. Mr. Haynes seconded the motion. Vote – Ayes: Mr. Severino, Mr. Mazza. Nays: Mr. Haynes, Mrs. Nargi. Motion Defeated.

After further discussion, the following motion was presented for approval:

Mrs. Nargi made a motion to amend list of issues to be resolved prior to issuance of Temporary Certificate of Occupancy to include the cut-off light type and design fixture be approved by the Planning Board Planner, Carl Hintz. Mr. Severino seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

- Proposed barn and riding arena was approved for Witte/McCoy on Perryville Rd., Block 30, Lot 7, but the fourth driveway would not be allowed. The owner is willing to remove any existing driveway. The matter will go in front of the Union Twp. Board of Adjustment. Engineer Reymann stated that no construction permit is going to be issued until new driveway is permitted.

b. **Attorney's Report** – Mr. Jost mentioned the following:

- Has a matter for Executive Session.
- Engineers for COAH development are asking the Committee to provide two names for two roads in the new COAH subdivision. Attorney Jost suggested names historically associated with that property, they are: Milligan and Boss.

Mr. Haynes made a motion to name two roads in the new COAH subdivision as Milligan and Boss. Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

c. **Mayor's Report** – none

d. **Committee Report**

Mr. Severino reported the following:

- Received new requirements for recycling totals, they are significantly raised. Mr. Severino talked about developing a plan to comply with new requirements. He raised the issue at the last County Freeholders meeting. He feels the County should provide some financial assistance.

Mr. Haynes reported the following:

- Road Dept. equipment training report will be ready for the next Committee Mtg.
- 530 tons of asphalt was used for patching township's roads this year, a lot more than last year.

e. **Clerk's Report**

- Raffle License #2007-29 – Acorn Montessori School Advisory Board
- Raffle License #2007-30 – Acorn Montessori School Advisory Board

Mr. Severino made a motion to approve Raffle License #2007-29 and #2007-30 for Acorn Montessori Advisory Board. Mrs. Nargi seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

Township Clerk asked for permission to carry two and a half days of unused vacation for 2007 into first quarter of next year (2008).

Mr. Severino made a motion to permit Ella Malecki Ruta, Twp. Clerk to carry over her two and a half days of unused vacation time, to be used in the first quarter of 2008. Mr. Haynes seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

PUBLIC COMMENTS - none

Engineer John Reymann offered to draw a fire districts map. Mr. Haynes suggested we look for a copy that should be on file in clerk’s office.

PAYMENT OF THE BILLS – Mr. Haynes moved that all claims against the Township of Union as appearing in the Claims Register of this date be paid and that all checks listed hereinafter be issued in payment thereof. Mr. Severino seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion carried.

EXECUTIVE SESSION –Action may be taken following Executive Session

At 9:58 PM, the following resolution was introduced for adoption:

**RESOLUTION#2007-164
EXECUTIVE SESSION**

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting; and

WHEREAS, the Union Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempt from the public.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: Contract Negotiation and Potential Litigation.

Mr. Severino made a motion to adopt the above resolution. Mrs. Nargi seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

At approximately 11:12 PM, Mr. Haynes made a motion to return to the regular meeting, Mr. Severino seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

ADJOURNMENT – There being no further business to come before the Township Committee at this time, a motion to adjourn was made by Mr. Haynes, seconded by Mr. Severino. Motion carried by unanimous favorable roll call vote.

Meeting adjourned at approximately 11:13 PM

Respectfully submitted,

Ella Malecki Ruta, RMC
Municipal Clerk