

1. CALL TO ORDER

Mayor Mazza called the meeting to order at 7:00 p.m.

- 2. **"Sunshine Law" Announcement**-Adequate notice of this public meeting has been provided by the Annual Notice; posted on Union Township website, published in the Hunterdon County Democrat and Courier News; posted on the public bulletin board and on file in the Municipal Clerk's Office.

3. FLAG SALUTE

4. ROLL CALL

	Present	Absent
Mr. Severino	X	
Mr. Hirt	X	
Ms. McBride	X	
Mr. Bischoff	X	
Mr. Mazza	X	

Others present: J.P. Jost, Attorney, Robert Clerico, Engineer, Grace Brennan, CFO and Ella M. Ruta, Municipal Clerk

5. APPROVAL OF PRIOR MEETING MINUTES

- a. Regular Session Meeting Minutes of May 4, 2016

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt		X	X			
Ms. McBride			X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

6. VISITORS – Mayor Mazza asked if anyone from the public would like to speak

- a. Doug McCrea, 75 Perryville Rd - Voiced a concern about the noise from trains at the Jutland Crossing. The Committee agreed to contact Congressman Leonard Lance regarding a letter to start a process of eliminating train noise.

7. REPORTS RECEIVED

- a. Road Dept.- Week Ending; 4/29/16; 5/06/16
 - b. Animal Control Officer – April 2016
 - c. Municipal Court – April 2016
 - d. Zoning Officer – April 2016
 - e. Engineer’s Report
- Capital Improvement Project – Mr. Clerico said he is still obtaining the cost for the Project. He will have the information by the next Committee meeting.

- Chip and Seal Program – Spoke with Mr. Hermann about Roads being considered; they are Anderson, Polktown, Olde Forge, Gano, McCrea, Lisa Lane and Baptist Church Road, either or all sections of those Roads. Mr. Hermann will be advised to prepare the Roads for Chipping and Sealing as time allows.
- Pilot Travel Centers LLC. – Traffic Signal Issue discussed.

8. CORRESPONDENCE / WRITTEN COMMUNICATIONS

Correspondence acknowledged

9. PUBLIC COMMENTS - none

10. PUBLIC HEARING - none

11. OLD BUSINESS – none

12. NEW ORDINANCE – 1st Reading

NOTICE OF INTRODUCTION OF ORDINANCE

PLEASE TAKE NOTICE that the following Ordinance was adopted on first reading by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, at a meeting held on the 18th day of May, 2016. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final passage at a public hearing to be held on the 15th day of June, 2016, 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Rd., Hampton, NJ at which time all interested parties will be heard.

Ella M. Ruta, Municipal Clerk

ORDINANCE #2016 - 3

AN ORDINANCE FIXING AND DETERMINING MUNICIPAL CLASS POSITION TITLES AND SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, NJ – 2016

BE IT ORDAINED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, the salary ranges per annum for the year 2016 for the following officers and employees shall be as follows:

Salaries are for a period of one year unless otherwise noted:

ADMINISTRATIVE

<u>POSITION</u>	<u>SALARY RANGE</u>
Mayor	\$ 4,000 - 5,000
Township Committee	4,000 - 4,800
Township Clerk	25,000 - 65,000
Registrar	0 - 7,500
Deputy Clerk/Deputy Registrar	12,000 – 22,000
Planning Bd./Bd. Of Adjustment Secretary	15,000 - 27,500

Tax Collector	15,000 - 25,000	
Deputy Tax Collector	15.00 - \$40.00 p/h	1
Tax Assessor	20,000 - 35,000	
Municipal Finance Officer (CFO)	20,000 - 45,000	
Payroll Administrator	4,000 - 7,500	
Personnel Administrator	9,000 - 15,000	
Accounts Payable Clerk	3,000 - 7,500	
Emergency Management Coordinator	2,000 - 9,000	
9-1-1 Coordinator	0 - 5,000	
Deputy Emg. Mgm. Coordinator	0 - 2,500	
Clerical Assistant(s)	min. wage - 25./hr	

DEPARTMENT OF ROADS AND FACILITIES

Foreman	35,000 – 80,000
Public Works Staff No. 1	30,000 – 57,500
Public Works Staff No. 2	30,000 – 57,500
Public Works Staff No. 3	30,000 – 57,500
Public Works Staff No. 4	30,000 – 57,500
Part Time Snow Plower	20.00 - 30.00 p/h
Part Time Mower	10.00 – 15.00 p/h
Part-time/Emergency-by appointment	8.00/hr - 15.00/hr

LAND USE DEPARTMENT

Zoning Officer	7,500 - 15,000
Deputy Zoning Officer	1
Planning Bd./Bd. of Adj. Secretary(Combined)	15,000 - 32,000

MISCELLANEOUS

Recycling Coordinator	4,000 - 13,000
Dog & Cat Registrar	2,000 - 7,500
Dog Census	0 - 3,000
Recycling Attendant/Dumpster Attendant	10.00 – 17.00/hr
Recycling/Dumpster Attendant Helper	8./hr – 15.00/hr

PUBLIC SAFETY

Public Safety Officer	5,000 – 7,500
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HEALTH INSURANCE

Union Township Employees

Each Employee covered under the NJ State Health Benefits Program through the Township of Union shall contribute the State required amount.

Union Township Elected Officials

Each elected official of the Township of Union that is enrolled in the Benefits Program shall contribute the state required amount or more.

MISCELLANEOUS –

If the provisions of any part of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of this Ordinance; the provisions of this Ordinance are hereby declared to be severable.

This Ordinance shall take effect according to statute until further Ordinance by this Township Committee.

Frank Mazza, Mayor

Attest: _____
Ella M. Ruta, RMC
Municipal Clerk

First Reading: May 18, 2016
Publication/Full: May 26, 2016
Public Hearing: June 15, 2016
Publication/Title: June 23, 2016

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt			X			
Ms. McBride		X	X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion carried

NOTICE OF INTRODUCTION OF ORDINANCE

PLEASE TAKE NOTICE that the following Ordinance was adopted on first reading by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, at a meeting held on the 18thth day of May, 2016. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final passage at a public hearing to be held on the 15th day of June, 2016, 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Rd., Hampton, NJ at which time all interested parties will be heard.

Ella M. Ruta, Municipal Clerk

Final 5-18-16

ORDINANCE No. 2016 - 4

AN ORDINANCE OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE TO ESTABLISH STANDARDS FOR THE REGISTRATION AND MAINTENANCE OF VACANT AND ABANDONED RESIDENTIAL PROPERTIES IN FORECLOSURE BY CREDITORS

WHEREAS, mortgage foreclosures often result in the abandonment and neglect of residential properties; and

WHEREAS, P.L. 2014, c. 35, authorizes municipalities to adopt ordinances for the purpose of regulating the care, maintenance, security and upkeep of the exterior of vacant and abandoned properties for which a creditor has filed an action to foreclose; and

WHEREAS, it is in the public interest for the Township of Union to establish a mechanism to identify and track vacant and abandoned residential properties in the Township which are in foreclosure, to establish standards for the maintenance of those properties and to enforce those standards of maintenance;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Union, Hunterdon County, State of New Jersey as follows:

Section 1:

The Revised General Ordinances of the Township of Union are amended by the addition of the following:

Residential Maintenance

§1 Purpose.

The purpose of this chapter is to create a regulation regarding registration and maintenance of vacant and abandoned residential properties in foreclosure.

§2. Definitions.

- A. "Creditor" means a Federal or State chartered bank, savings and loan association or credit union, any person or entity required to be licensed under the provisions of the "New Jersey Residential Mortgage Act," P.L. 2009, c. 53 (C.17:11C-51 et seq.), any foreclosing entity subject to the provisions of C.46:10B-51 (P.L. 2008, c. 127, Sec. 17, as amended from time to time) and any entity acting on behalf of the creditor named in the debt obligation including, but not limited to, services.
- B. "Vacant and Abandoned" residential property means, consistent with N.J.S.A. 2A:50-73, residential real estate, where a notice of violation has been issued pursuant to N.J.S.A. 40:48-2.12s(1)(b). Residential property shall further be deemed Vacant and Abandoned where a mortgaged property is not occupied by a mortgagor or tenant and at least two of the following conditions exist:
 - (1) Overgrown or neglected vegetation;
 - (2) The accumulation of newspapers, circulars, flyers or mail on the property;
 - (3) Disconnected gas, electric, or water utility services to the property;
 - (4) The accumulation of hazardous, noxious, or unhealthy substances or materials on the property;
 - (5) The accumulation of junk, litter, trash or debris on the property;
 - (6) The absence of window treatments such as blinds, curtains or shutters;
 - (7) The absence of furnishings and personal items;

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- (8) Statements of neighbors, association management, delivery persons, or government employees indicating that the residence is vacant and abandoned;
 - (9) Windows or entrances to the property that are boarded up or closed off or multiple window panes that are damaged, broken and unrepaired;
 - (10) Doors to the property that are smashed through, broken off, unhinged, or continuously unlocked;
 - (11) A risk to the health, safety or welfare of the public, or any adjoining or adjacent property owners, exists due to acts of vandalism, loitering, criminal conduct, or the physical destruction or deterioration of the property;
 - (12) An uncorrected violation of a municipal building, housing or similar code during the preceding year, or an order by municipal authorities declaring the property to be unfit for occupancy and to remain vacant and unoccupied;
 - (13) The mortgagee or other authorized party has secured or winterized the property due to the property being deemed vacant and unprotected or in danger of freezing;
 - (14) A written statement issued by any mortgagor expressing the clear intent of all mortgagors to abandon the property;
 - (15) Any other reasonable indicia of abandonment.
- C. A residential property shall not be considered “Vacant and Abandoned” if, on the property:
- (1) There is an unoccupied building which is undergoing construction, renovation or rehabilitation that is proceeding diligently to completion, and the building is in compliance with all applicable ordinances, codes, regulations, and statutes;
 - (2) There is a building occupied on a seasonal basis, but otherwise secure; or
 - (3) There is a building that is secure, but is the subject of a probate action, action to quiet title or other ownership dispute.

§3. Creditor Responsibility for Vacant and Abandoned Properties.

- A. A Creditor filing a summons and complaint in an action to foreclose on a residential property within the Township shall be immediately responsible for the care, maintenance, security and upkeep of the exterior of the property, after the property becomes Vacant and Abandoned as defined in subsection 2.
- B. Where a Creditor is located out-of-state, the Creditor shall be responsible for appointing an in-State representative or agent to act on the Creditor’s behalf for the purpose of satisfying the requirements of N.J.S.A. 2A:50-73(d)(1). Notice of said representative or agent shall be provided to the municipal clerk pursuant to N.J.S.A. 40:48-2.12(b)(3)&(4) and pursuant to N.J.S.A. 46:10B-51(a)(1).

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- C. A Creditor filing a summons and complaint in an action to foreclose on a residential property within the Township shall post a sign affixed to the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated pursuant to subsection 3(b) of this Section), and the person responsible for day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 18" x 24".

§4. Property Inspection and Notice.

- A. The owner and/or creditor of any vacant property shall provide access to the Township to conduct an exterior and interior inspection of the building to determine compliance with the municipal code following reasonable notice.
- B. The enforcement officers designated in Subsection 5 shall be authorized to issue a notice to a Creditor that has filed a summons and complaint in an action to foreclose on a residential property within the Township, if the enforcement officer determines that the Creditor has violated this Section by failing to provide the care, maintenance, security and upkeep of the exterior of a Vacant and Abandoned property, or otherwise fail to comply with this Section.
- C. Where a Creditor is an out-of-State Creditor, the notice shall be issued to the representative or agent that has been identified by the Creditor pursuant to N.J.S.A. 2A:50-73(d)(2) and N.J.S.A. 46:10B-51(a)(1).
- D. The Notice referenced in Subsection 4(b) & (c) shall require the Creditor to correct the violation(s) within 30 days of receipt of the notice, or within 10 days of receipt of the notice if the enforcement officer has deemed the violation presents an imminent threat to public health and safety.
- E. The issuance of a notice pursuant to Subsection 4(b) & (c) of this Section shall constitute proof that a residential property is Vacant and Abandoned for the purpose of this Chapter.

§5. Enforcement Officers.

The duty of administering and enforcing the provisions of this Chapter is conferred upon the municipal clerk, construction official, zoning officer, Board of Health and any other duly appointed representatives.

§6. Violations and Penalties.

- A. A Creditor subject to this Chapter that is found by the municipal court of the Township, or by any other court of competent jurisdiction, to be in violation of the requirement to correct, care, maintenance, security, or upkeep violation cited in a notice issued pursuant to this Chapter shall be subject to a fine of \$1,500.00 for each day of the violation. Any fines imposed pursuant to this paragraph shall commence 31 days following the receipt of the notice, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence 11 days following receipt of the notice.
- B. An out-of-state Creditor subject to this Chapter that is found by the municipal court of the Township, or by any other court of competent jurisdiction, to be in violation of the requirement to appoint an in-State representative or agent pursuant to this Chapter shall be subject to a fine of \$2,500.00 for each day of the violation. Any fines imposed on a Creditor for the failure to appoint an in-State representative or agent shall commence on the day after the 10-day period set

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forth in N.J.S.A. 46:10B-51(a)(1) for providing notice to the municipal clerk that a summons and complaint in an action to foreclose on a mortgage has been served.

Severability. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause of provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Effective Date. This Ordinance shall take effect after final passage, adoption and publication according to law.

Attest:

Ella M. Ruta, Municipal Clerk

Frank T. Mazza, Mayor

First Reading: May 18, 2016
Publication in Full: May 26, 2016
Public Hearing/Adoption: June 15, 2016
Published by Title June 23, 2016

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt			X			
Ms. McBride		X	X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion carried

13. NEW BUSINESS

a. The following resolution was introduced for adoption:

RESOLUTION #2016-64

TOWNSHIP OF UNION, HUNTERDON COUNTY

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year **2015** has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to 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 "Comments and Recommendations, and

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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 attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the 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

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 regulations 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 Township Committee of the Township of Union, 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 the required affidavit to said Board to show evidence of said compliance.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	X		X			
Mr. Hirt		X	X			
Ms. McBride			X			
Mr. Bischoff			X			
Mr. Mazza			X			

Motion carried

b. The following resolution was introduced for adoption:

RESOLUTION #2016-65

TOWNSHIP OF UNION, HUNTERDON COUNTY

Corrective Action Plan

WHEREAS, the Annual Audit Report for the year 2015, as prepared by the Township’s Auditor, Suplee, Clooney & Company, contained “General Comments” and “Recommendations” regarding the financial practices of the Township of Union; and

WHEREAS, the Chief Finance Officer has prepared a Corrective Action Plan to address all issues raised by the Auditor and submitted said Plan for approval by the Governing Body.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of The Township of Union, in the County of Hunterdon and State of New Jersey that the Corrective Action Plan prepared by the Chief Finance Officer with regard to the 2015 Audit is hereby approved and adopted.

May 18, 2016

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt			X			
Ms. McBride		X	X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

c. **Motion to Approve** – 2015 Municipal Court Audit

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt			X			
Ms. McBride		X	X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

d. **Motion to Approve** - Extension of Pilot Travel Center LLC Temporary Certificate of Occupancy (TCO)

TCO was extended for additional 90 days

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt		X	X			
Ms. McBride			X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

e. **Proclamation:** Emergency Medical Services Week, May 15 through May 21, 2016

Attorney Jost read the following Proclamation in full:

TOWNSHIP OF UNION
 COUNTY OF HUNTERDON
 STATE OF NEW JERSEY

PROCLAMATION
Emergency Medical Services Week, 2016

WHEREAS, emergency medical services (EMS) is a vital public service; and

WHEREAS, emergency care personnel, including emergency medical dispatchers, first responders, first aiders, emergency medical technicians, paramedics, nurses and physicians, whether volunteer or paid, serve on the front lines of our healthcare and public health system, giving selflessly of themselves; and

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WHEREAS, each year more than three million New Jersey residents and visitors require emergency medical care for traumatic injuries, burns, poisonings, spinal cord injuries, heart attacks and other critical medical emergencies; and.

WHEREAS, New Jersey has a wide range of emergency medical providers, including local first aid and rescue squads, ambulance services, mobile intensive care programs, air medical EMS response programs, specialty burn care, a poison information and education service, designated trauma centers, medical dispatch services and other vital services that have the potential to save lives and reduce disabilities of the critically ill or injured; and,

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and,

WHEREAS, EMS personnel engage in thousands of hours of specialized training and continuing education to enhance their skills; and

WHEREAS, New Jersey is a leader in the types and quality of emergency medical care available to patients and desires to continue to improve upon its emergency medical services system in order to assure all residents the highest standards of emergency medical care; and,

WHEREAS, it is appropriate to recognize the value and the accomplishments of EMS providers by designating an Emergency Medical Services Week; and

NOW, THEREFORE, I, FRANK T. MAZZA, Mayor of the Township of Union, in the County of Hunterdon, State of New Jersey do hereby proclaim *May 15 through May 21, 2016, as EMERGENCY MEDICAL SERVICES WEEK* in Union Township in recognition of all those engaged in emergency medical services and encourage residents to observe this week with appropriate programs, ceremonies and activities.

GIVEN, under my hand and seal of the Township of Union, State of New Jersey as of this eighteenth day of May in the year of our Lord two thousand sixteen, the two hundred and fortieth of the Independence of the United States.

By: _____
Frank T. Mazza, Mayor

At this time, State Trooper Walsh arrived at the meeting and gave his report

- Responded to a call from Committeeman Hirt regarding speeding by Hardy Nursery on Route 614. The suggestion was made that Trooper Walsh contact Hunterdon County since Route 614 is a County Road.
- Pattenburg Community Block Watch – Dan Van Fossen said Pattenburg residents would like to organize a Community Watch. Trooper Walsh will attend a forthcoming meeting.
- Criminal Activity– Investigation of drug sales at Union Gap residence. Mentioned Hunterdon County meeting to address Quality of Life Issues.
- Pilot Travel Centers LLC: - Traffic Signal Timing Issues – Continuing to follow up with NJDOT Representatives.
- Ms. McBride mentioned planters stolen from the Solitude Heritage Museum on Van Syckel’s Road.

- Truck Fires on Route 78. Mayor Mazza mentioned a newspaper article about the Fires.

14. REPORTS

a. Attorney’s Report

- Solar Ordinance Amendment– Sent Draft to Planning Board. Did not receive any negative feedback. Mentioned the Planning Board recommendation of the inclusion “solar panels shall be installed directly onto the roof structure parallel to the plane of the roof and consistent with material that is consistent with the exterior of the existing building”. Mr. Jost said the Ordinance could be introduced tonight and sent to the Planning Board for consideration prior to Publication.

ITEM ADDED TO AGENDA ORDER

Atty. Jost asked the following Ordinance be adopted on 1st Reading, but asked the Clerk not to publish the Ordinance until further notice from him.

NOTICE OF INTRODUCTION

PLEASE TAKE NOTICE that the following Ordinance was adopted on first reading by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, at a meeting held on the 18th day of May, 2016. The Ordinance was then ordered to be published according to law. Notice is hereby given that the said Ordinance will be considered for final passage at a public hearing to be held on the ___ day of June, 2016, at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, at which time all interested parties will be heard.

Ella M. Ruta, Municipal Clerk

**ORDINANCE 2016-05
AN ORDINANCE AMENDING
THE LAND USE CODE OF THE TOWNSHIP OF UNION,
HUNTERDON COUNTY, NEW JERSEY
REGARDING ROOF-MOUNTED SOLAR AND PHOTOVOLTAIC PANELS**

BE IT ORDAINED by the Township Committee of the Township of Union, in the County of Hunterdon, State of New Jersey, that the Land Use Code of the Township of Union, Chapter XXX, LAND USE, is hereby amended as follows (additions thusly; ~~deletions~~ thusly):

1. Section 30-5.5, Use Regulations, Subsection f. 6. (a) is hereby amended as follows:

- 6. F-6 Renewable Energy Facility.
- (a) Solar and Photovoltaic Facilities.

* * *

- (3) Accessory Use Requirements. The following requirements shall apply to solar and photovoltaic facility accessory uses whether they are residential scale renewable energy facilities or accessory to commercial uses.

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- (i) Solar and photovoltaic panels shall be permitted to be mounted to principal and accessory structures and buildings or ground mounted.
- (ii) A zoning permit must be issued for all systems.
- (iii) Roof-mounted systems shall be mounted generally parallel to the roof angle and shall not exceed a height of twelve (12) inches above the roofline and shall not extend above the ridge of the roof. Notwithstanding, systems shall not exceed the maximum building height in the zone district.
- (iv) Ground systems shall meet the side and rear yard setback standards for accessory structures in the zone which the structure is located.
- (v) Ground systems shall not be located between a building line and a public street (i.e. ground systems shall not be located in a front yard.
- (vi) Ground-mounted systems contained within an area of one thousand (1,000) square feet or greater shall be screened from public rights-of-way and residential uses. A solid screen of plantings shall be provided along rights-of-way and plantings or a solid fence shall be provided along property lines shared with a residential zone district. The minimum height of the screening shall be five (5) feet. Existing vegetation shall be retained to the extent practical.
- (vii) ~~Roof-mounted systems shall not be located facing the street.~~ Solar panels shall be installed directly onto the roof structure, parallel to the plane of the roof and consistent with material that is compatible with the exterior of the existing building.

2. **Severability.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause of provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.
3. **Repealer.** All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.
4. **Effective Date.** This Ordinance shall take effect after final passage, adoption and publication according to law, and upon the filing of a copy of this Ordinance with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

Attest:

Ella M. Ruta, Municipal Clerk

Frank T. Mazza, Mayor

First Reading: May 18, 2016
 Publication: _____
 Public Hearing: _____
 Adoption: _____

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino		X	X			
Mr. Hirt			X			
Ms. McBride			X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

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- Atty. Jost mentioned the meeting that Mayor Mazza, Mr. Bischoff, Marc Strauss and members of the Pattenburg Volunteer Fire Company will be having tomorrow night, May 19, 2016 at the Municipal Building.

b. Committee ReportsMs. McBride reported the following:

- Fire Truck Auction – Gave status report. Spoke with Mr. Hermann and Dan Van Fossen about the Truck and a Roller to be included in auction
- Contacted Mike Gronsky, Solitude Heritage Museum, regarding any interest in preservation of Hoffman Park Buildings
- Mentioned increase in Clean Communities Grant received this year

Mr. Severino reported the following:

- Dog Licensing Violations – Asked Clerk/Registrar about response to Violation letter. She stated the response was minimal.
- Electronics Recycling - Asked CFO about charges – She said approximately \$2,300 for the first quarter of 2016

Mr. Bischoff reported the following:

- Quote “Neither the wisest constitution nor the wisest laws will secure the liberty and happiness of a people whose manners are universally corrupt.” Samuel Adams
- Received letter regarding Transit Supportive Development Forum
- Christie Administration announcement of 23.7 million dollars for Municipal and County Grants
- NJ Arts Council – Creative Niche Exposition, June 13, 2016, Hunterdon County Complex, Route 12, Flemington, NJ
- County Engineer’s Office – Letter regarding Resurfacing Route 579, beginning fall, 2016.

Mr. Hirt reported the following:

- Route 614 Speeding Issue – Will be in contact with Hunterdon County tomorrow
- Air Conditioner - Short Cycling – Contacted contractor
- Referenced Route 579 resident’s concern about lead in road millings. Spoke with State Representative who informed Mr. Hirt that lead is not in millings.

c. Mayor’s Report

- Driveway Ordinance/Millings – Lengthy discussion ensued about the use of millings and considering including millings in any changes to the Driveway Ordinance. Mrs. Brennan asked about fees for repaving of driveways.
- Painting of Salt Bin – Asked Mr. Hirt about quotes. Mr. Hirt has two quotes and is seeking one more.
- Municipal Building Basement Upgrade – Mr. Hirt said nothing is happening.
- Perryville Road Repair – Noted that the Road Department made a major improvement.
- Country Acres Drive – Mr. Clerico will check into the maintenance bond.
- Recreation Committee – Concern about the Rec Committee making purchases without prior approval from CFO. Mrs. Brennan has informed Jack Hara, Recreation Chairman and one Vendors, about the Township

Policy that three quotes are required if a purchase exceeds \$1,000.00. She will send letters to all Vendors used by the Rec Committee about required approval prior to purchase.

- Bond Sale – CFO reported a Bond Sale of approximately \$1,600,000 at 2.15% for fifteen years.
- Clerk said the first CO was issued for the unit at Union Hills destroyed in the 2013 fire.

15. PUBLIC COMMENTS – None

16. PAYMENTS OF BILLS

The approved list of bills and all claims against the Township of Union as appearing in the Claims Register of this date paid and that all checks listed hereinafter issued in payment thereof.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Hirt		X	X			
Ms. McBride			X			
Mr. Bischoff	X		X			
Mr. Mazza			X			

Motion Carried

17. ADJOURNMENT

There being no further business to come before the Township Committee at this time Mr. Bischoff made a motion to adjourn the meeting at 8:23 p.m. Mr. Hirt seconded the motion. Motion carried by unanimous favorable roll call vote.

Transcribed by: Grace Kocher, Deputy Clerk

Frank Mazza, Mayor