

August 4, 2015

AGENDA

Regular Meeting of the Hazlet Township Committee held at 8:00 p.m.

Salute to the flag and moment of silent prayer called by the Mayor.

Mayor's Statement – Open Public Meetings Act & Emergency Fire Exits.

In Compliance with the “Open Public Meetings Act” of the State of New Jersey, adequate notice of this meeting of the Township Committee was provided in the following manner:

- (A) On January 5, 2015, advance written notice of this meeting was posted at:
1766 Union Avenue, Hazlet, New Jersey.
- (B) On January 5, 2015, advance written notice of this meeting was forwarded to the Independent and published in the Asbury Park Press on January 7, 2015.
- (C) On January 5, 2015, copies of advance written notice of this meeting were mailed to all persons who requested and paid for such notices on or before January 1, 2015.

FIRE EXITS are located in the directions I am indicating:

Farther down at the end of the room, through the doors and down the stairs, directly out the front door.

To my right is the door, make a right down the hallway which leads to the stairs and directly out the rear of the building.

If you are alerted for fire, please move in a calm and orderly manner to the nearest exit. Finally, let the record reflect that the minutes of this meeting will accurately reflect the topics addressed during this meeting but will not be a verbatim transcript of tonight's proceedings. Thank you. I direct the Municipal Clerk to enter into the minutes of this meeting these announcements.

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Committeeman DiNardo	<u> X </u>	<u> </u>
Committeewoman Kiley	<u> X </u>	<u> </u>
Committeewoman Ronchetti	<u> X </u>	<u> </u>
Deputy Mayor Aagre	<u> </u>	<u> X </u>
Mayor Sachs	<u> X </u>	<u> </u>

Resolution S-2

Appointment of Cody Sachs as a police officer in the Township of Hazlet.

Offered Committeeman DiNardo 2nd Committeewoman Ronchetti

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Abstain

Resolutions, Motions and Appointments:

Resolutions #191 through #197 are by Consent Agenda. All matters listed under Consent Agenda are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussions of these items. If discussion is desired by the Mayor or any member of the Township Committee, that item will be removed and will be considered separately. Advance copies of each resolution have been given to each Committee Member. The original resolutions are with the Municipal Clerk for inspection as listed below.

191. Waiver of construction permit fees for Lillian Drive School for the installation of fire suppression equipment.
192. Amending Resolution #176 (Salary for Frank Littriello).
193. Refund of 2015 Railroad Parking Permit Fees.
194. Waiver of construction permit fees for the VFW Post 4303 to replace the roof.
195. Authorizing the Township to assess a Municipal Lien on various properties – property maintenance.
196. Issuance of Raffle License RL-4043 to the Golden Agers Bowling League, RL-4045 to the Holmdel Football Association, Inc. and RL-4046 to the VFW Post 4303.
197. Issuance of a construction permit fee refund to Green Sun Energy Services for 286 Middle Road.

Offered Committeeman Ronchetti 2nd Committeewoman Kiley

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Yes

198. Authorizing the Municipal Administrator to execute the revised transaction term sheet between the Port Authority of New York and New Jersey, Township of Hazlet and NY/NJ Baykeeper with respect to Waackaack Meadows (AKA McNamee Property).

Offered Committeewoman Kiley 2nd Committeeman DiNardo

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Yes

199. Agreement of payment in full for Hazlet Trailer Park for their 2013, 2014 and 2015 licensing fees.

Offered Committeeman DiNardo 2nd Mayor Sachs

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Yes

200. Authorizing the Municipal Tax Collector to cancel tax refunds or delinquencies of less than ten (\$10.00) dollars.

Offered Committeewoman Ronchetti 2nd Committeeman DiNardo

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Yes

201. Authorizing the acquisition of five (5) 2015 Ford Police Interceptor Vehicles.

Offered Committeewoman Kiley 2nd Committeeman DiNardo

Roll Call: Committeeman DiNardo Yes Committeewoman Kiley Yes

Committeewoman Ronchetti Yes Deputy Mayor Aagre Absent

Mayor Sachs Yes

202. 2015 Swim Club Salaries.

Offered Committeewoman Kiley 2nd Committeewoman Ronchetti

2. CAPITAL ORDINANCE OF THE TOWNSHIP OF HAZLET, IN THE COUNTY OF MONMOUTH, NEW JERSEY PROVIDING AN APPROPRIATION OF \$1,384,369 FOR VARIOUS ROAD IMPROVEMENTS, VARIOUS PARK IMPROVEMENTS AND VARIOUS MUNICIPAL BUILDING IMPROVEMENTS, APPROPRIATING \$1,155,500 FROM THE CAPITAL IMPROVEMENT FUND, \$149,869 FROM A MONMOUTH COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND \$79,000 FROM A MONMOUTH COUNTY OPEN SPACE GRANT

Title read by: Committeeman DiNardo

Hearing Date: September 1, 2015.

Offered Committeeman DiNardo

2nd Committeewoman Ronchetti

Roll Call: Committeeman DiNardo Yes

Committeewoman Kiley Yes

Committeewoman Ronchetti Yes

Deputy Mayor Aagre Absent

Mayor Sachs Yes

3. BOND ORDINANCE AMENDING AND SUPPLEMENTING BOND ORDINANCE NUMBER 1478-10 FINALLY ADOPTED BY THE TOWNSHIP COMMITTEE ON AUGUST 3, 2010, TO INCREASE THE AUTHORIZATION OF BONDS OR NOTES BY \$285,000 AND THE DOWN PAYMENT BY \$15,000 THEREIN

Title read by: Committeeman DiNardo

Hearing Date: September 1, 2015.

Offered Committeeman DiNardo

2nd Committeewoman Kiley

Roll Call: Committeeman DiNardo Yes

Committeewoman Kiley Yes

Committeewoman Ronchetti Yes

Deputy Mayor Aagre Absent

Mayor Sachs Yes

Payment of Bills:

Advance bill lists have been supplied to each Committee Member.

Offered Committeewoman Ronchetti

2nd Mayor Sachs

Roll Call: Committeeman DiNardo Yes

Committeewoman Kiley Yes

Committeewoman Ronchetti Yes

Deputy Mayor Aagre Absent

Mayor Sachs Yes

Citizens Hearing:

Charles Hoffman- Mr. Pino did you happen to mention to the committee the idea of a mural?

Administrator Pino- No did not get to it yet.

Mr Hoffman- At one of the business meetings the issue of Stone Road Meadow was brought up and it was decided that a letter would be sent to the county in relation to supporting it. I also understand that there might be some contrary thoughts to that now. I honestly believe (HAQLA) especially before my time and I have seen many cases where stuff has been submitted to the township committee to be forwarded to DEP, Open Space, etc. A year and half later when someone comes in and OPRA's the letter the Township Clerk searches her files and cant' find it. That is suspicious I am sorry to say. I believe in all honesty what needs to be done with this idea of converting Stone Road Meadows to a county park has to be brought forward publicly as a resolution and each one of you has to be on record as to whether you voted for it or against it.

Mayor Sachs- There was a resolution that was done in 2006 which is on file and we plan on reintroducing that same resolution at the next meeting which is two weeks from now and that will be sent to the county.

Administrator Pino- There was never a letter sent to anyone in 2006 it was a resolution. The committee will do a formal resolution at the next meeting.

Mr. Hoffman- I got a reply from the County Engineering department. It is not meant to offend anyone but why did it take me to get that dam bridge guy to come look at that bridge?

Administrator Pino- No matter how many times someone may ask and it just may get lost in the mix or transition and pushed off somewhere else. They respond quite differently to a resident coming out of the clear blue.

Maureen Miller- Are they going to order new chairs at the swim club?

Administrator Pino- Kathy was authorized a few weeks ago when we said we were losing a couple each week. I do not know if she placed the order or not.

Ms. Miller- The chairs were giving to the swim club in 2006 and that is a long time. I spoke to Ed Huber about this when you come out of the swim club I don't know who put up the pedestrian signs and it caused a problem with cars going the wrong way. When you made a left you could not get into the correct lane because there was not enough room. If you made a right your tires hit the curb. Mr. Huber was very nice and he came out with me and he did move them so that nobody's car would hit them. He was wonderful. Only problem is my car got wrecked by hitting this and it wrecked my hub cap. Who do I speak to about getting my leased car fixed when I hit the curb? The clock is fixed at the swim club.

Joseph Belasco- Summer camp is wonderful and the kids did a marvelous job at the talent show. The swim club looks great and Chris is doing a wonderful job. My son lives across the street in the beautiful blue house and he just received a summons to go to court. It is well deserved and I

wouldn't want to live next to him either. I want an even playing field and what I mean is in my opinion he is an easy target. There is a house on that block that has been boarded up for years and the code officials are not going after them.

Committeewoman Kiley-Which block Joe?

Mr. Belasco- On Union Avenue next to the shopping center. It has been boarded up for years and our code official when I was in the meeting and the way I interpreted it was her response was that it is difficult and it would cost us a lot and we would not be fiscally responsible to go after someone like that. That was the definition that I got and yes it would be a little expensive but we are going after easy targets and I am not saying it is not deserved but when we have boarded up places like that and we are not going after these people, we are going after easy prey that we know will pay the fine. Someone was complaining to me that after 35 years they are trying to sell their house and it was approved when they moved in but now they want to sell they are being told it is not up to code.

Mayor Sachs- Please have them people call me.

Mr. Belasco- I will but what I am saying is let's be fair across the board.

Administrator Pino- There are 2 different situations here. One is we have an abandoned property with no property owner. We went under that individually years ago under the Uniform Construction Code and gave them notices. The only requirements is to make sure the building is not a hazard or it is not accessible so it gets boarded up like a few other buildings. The property maintenance issues are dealt with when the grass gets high or junk is on the property it is dealt with and the individual comes in and does what he needs to do, Sharon takes the same route. The abandoned property is the same as the Bradlees property they are all treated the same.

Mr. Belasco- What you are saying is Joey can board up his property and cut his grass and it will be alright.

Administrator Pino- Technically he would meet the standard. You have to go one way or the other and we can't go after all these properties it is virtually impossible. If we do we have to go after the Bradlees, after Franks.

Mr. Belasco- Then why don't you go after them? That is my point you are going after easy targets.

Administrator Pino- That is not true because Bradlees gets told to pick up their stuff, Shop Rite everyone gets told the same thing.

Mr. Belasco- How many times have they gone to court?

Administrator Pino- Quite often we have one property owner who goes every few months. We don't give a summons to someone day one, you have to earn a summons from us.

Mr. Belasco - All I want is fair across the board.

Administrator Pino- It is fair it just may not look fair. We are treating everyone 100% equal.

Mr. Belasco- If we are just going after people that are front runners then why do we need two people working in that department?

Administrator Pino- We are not going after people the way you are describing and ironically Sharon does a lot of the zoning and planning issues and handles the counter and when she does that she can't be out in the field and that is how Frank started. He filled in for a short amount of time. When we established the housing department Frank now does the housing inspections. We follow the law and that is the only way we stay out of trouble. We always give someone the benefit of the doubt before we give a summons in Hazlet Township, you have to earn a summons in Hazlet Township.

Mr. Belasco- You are absolutely right I am not disagreeing with you. You take someone's grass issues and a boarded up house.

Administrator Pino- The boarded up house is still on the tax rolls. It is not unsafe or illegal per state statutes it may not look good to you but it may be better than some of the houses that are occupied in town.

Mr. Belasco- That house must make Conti's house look real good.

Administrator Pino- Well you know what Conti owns.

Lori Zinneman- You know my prime love in this town is my pool club. I sent an email to Dennis and I am sure he shared it with all of you that the pool club has done a full 360 turn around. It has just been a fun place to go and it has been fantastic. I know we have what looks like a laundry list of managers I don't even know all of them and I think anyone who works there has been given a shirt that says manager. The only one I really do know and makes it a point to come out and talk to everyone every day is Chris. He is an absolute doll to work with, he is a charm and the kids, seniors, and families they all love him. People like to see someone so they can complain and bitch about what is going on or compliment him. We have been playing music and there were some complaints but is there a way to compromise just because someone complains it shouldn't be shut down all together. You can do it on weekends or for a block of time and you can adjust the volume. I hate to see the music not being played. I know on the weekends people come here for peace and quiet, go in your back yard if you want peace and quiet. Personally at swim club with kids running around screaming is not my idea of peace and quiet. I would really like to see something being done on the weekends to get people involved. I am hoping that Hazlet Recreation and Township Committee can come together regarding the music. Also, please get us new chairs.

Bill Shewan- The screen is an excellent option when you are conducting such an event giving out the detail and background of each individual as they were appointed. With regard to the pool club I would second everything that has been said on a positive side with regard to the operation of the individuals who got up so far. It has been one of the best years ever as far as I am concerned. I have been down during the day usually to about 2pm. The camps that show up are well supervised. As far as the chairs when I show up at 2 pm. I do bring my own because there are not enough chairs. As far as the entertainment Chris has been terrific. That has made a major difference in the operation of the pool. On resolution 199 the Agreement of payment in full of the Hazlet Trailer Park for 2013, 2014 and 2015 the first question is why would it take so long to

attempt to collect something from 2013, 2014 and 2015 and the other is if there is an agreement I would assume what is happening is you are agreeing for a lesser payment so what is the difference?

Administrator Pino- Here is the perfect example of how we work with property owners, business owners whether you are in violation or not we give everyone enough time to hang themselves. Long and short he was not responsive at all and it took a summons from us to get him here to talk with us. Once that happened we cut the same deal we normally would short of any additional cost of attorneys or anything else and it will still be settled in court but it got resolved.

Mr. Shewan- Is it a possibility that the summons we issue are too high in some cases?

Administrator Pino- In that particular case the way the ordinance was written we never thought anyone would go that far with that many units and the numbers were just insane. We corrected it a few weeks ago.

Mr. Shewan- The other item on #198 I thought that had been terminated with regard to the transaction between the Port Authority and New York. Had we gone ahead with it?

Administrator Pino- I just signed the papers today.

Mr. Shewan- Something that is going forward I think is ill conceived but the plans for Veteran's Park the entry note concept #3 for approximate price of \$290,000.00. There is no parking, it is on an intersection and I don't know whether you have taken any studies on how many people walk by there.

Mayor Sachs- We tabled that tonight for further discussion.

Mr. Shewan- It has to be a consideration if you are discussing it. This is why I am bringing it up. I think it is ill conceived to even consider this in terms of there is no parking, it is in a major intersection and I am looking at foot traffic which is lacking in that area.

Mayor Sachs- There is a lot of foot traffic over there especially this time of year. The kids walk that corner to go to the sweet shop, cut those woods to get to the skate park or swim club. During school there are kids that walk to Brookdale down that road. This is someone's vision and it is not set in stone. If you have concerns and points to make you might want to make an appointment and sit with Deputy Mayor Aagre because this is his idea.

Mr. Shewan- This is a question for the attorney, with regard to executive session it is my understanding that an executive session is opened for litigation, personnel matters and payroll.

Attorney Gorman- The Open Public Meetings Act has about a dozen exceptions on what can be discussed in closed session.

Mr. Shewan- The reason I brought that up was because I noted that on the agenda tonight for the workshop Stone Road Meadows was in executive session. Why?

Administrator Pino- Because it could be crossing into a couple of different areas Bill. The discussion basically was do we do a letter or do we do a resolution.

Mr. Shewan- That doesn't sound like anything.

Attorney Gorman- You have a point.

Committeewoman Kiley – You are right probably doesn't need to be in closed session.

Charles Hoffman – I think 2 years ago I mentioned to him the property that was Hazlet Township up on Clark Street, it used to be a public works site.

Mayor Sachs- That was state property not public works. There is a developer there now who is putting up a self storage.

Mr. Hoffman- That is not part of Hazlet?

Mayor Sachs- Yes it is part of Hazlet Township.

Maureen Miller- The turn on Middle Road going into the Union Avenue Plaza and for years we were always able to make the left turn into store and when everything was done it looked beautiful and now you can't make the left anymore.

Mayor Sachs- I was there this evening and tomorrow I will be calling the county. I don't understand there is sign that says don't enter off of Union Avenue and now when you come out of the parking lot it says do not enter. What is that driveway for?

Committeeman DiNardo- I think they just misplaced the signs.

Ms. Miller- I would like to make my left again can someone fix that.

Mayor Sachs- That is out of our hands it is a county road. It was there project.

Lisa Corsi

Mayor Sachs- I know what she wants to say because of the drainage in front of her house and we were out there Mr. Pino and myself and Mr. Rooke last week. We had the engineer out there yesterday and we hope to find a solution for you as soon as we can.

Cindi Fiumano- We received our tax bill and noticed a very big increase on the land portion.

Mayor Sachs- That is the reassessment.

Ms. Fiumano- How does property gain that much value in one year. \$36,000.00 is more than what I make in a year.

Mayor Sachs- Mine went up over \$40,000.00.

Ms. Fiumano- Who do we complain to?

Mayor Sachs- That was ordered by the county. It is a pilot program.

Attorney Gorman- Monmouth County is participating in a pilot program for real estate assessment purposes. It is the only county in the state and every town in Monmouth County must assess at 100 % every year. Instead of in the old days where it might have been 10 years when there was a reassessment now it has to be assessed at 100% every year.

Ms. Fiumano- Are we that far behind?

Committeewoman Kiley- No we are not behind.

Attorney Gorman- About 5 or 6 years ago when property values were down there was a reassessment done by the then tax assessor to lower the assessment that doesn't mean your taxes go down necessarily but the assessments went down. The numbers go up and down hopefully as it appreciates the number goes up and when you have recessions the number goes down. Does not go down equally on every property. You are asking why your taxes went up that is a much more complicated question. The school board increased their taxes by almost 4%. They are the biggest chunk of your municipal tax bill. The municipality went up by 2%.

Mayor Sachs- You do have the right to appeal them.

Ms. Fiumano- What is the difference between County Open Space and Municipal Open Space? Why do we pay twice?

Attorney Gorman- Because the county has an Open Space Tax and so does the municipality.

Ms. Fiumano- Our municipality is in Monmouth County, why are we doing it twice?

Mayor Sachs- We don't get money from them for open space in our town. Sometimes you may get a very small grant but if we have our own tax then we are able to buy open space on our own without getting grants.

Ms. Fiumano- I have been living in my home for 21 years and my street has never been paved. We have a lot of issues with Middle Road, Coach and Wagon.

Mayor Sachs- Middle Road is a county road. By the end of this year we are setting up a very comprehensive road program so it continuously flows so it won't be a street here or there. It will be neighborhood to neighborhood.

Bill Shewan- With regard to the tax rate when it is reassessed I recall something on the township site that said only a select few would go through. Are all the houses in town reassessed within the same tax year or only a selected amount?

Mayor Sachs- 20%.

Attorney Gorman- This year it is going to be 40% because we have to catch up to the program to get started. Then it will be 20% inspected every year.

Mr. Shewan- What about reassessment?

Attorney Gorman- 100% reassessment every year.

Mr. Shewan- All houses are assessed every year.

Administrator Pino- Just 20% every year gets inspected.

Motion to close hearing:

Offered Committeewoman Ronchetti

2nd Mayor Sachs

Voice Vote: Yes

Motion to adjourn:

Offered Committeewoman Ronchetti

2nd Mayor Sachs

Voice Vote: Yes

Time: 9:18 PM