

Sandyston Township

Minutes

July 9, 2013

This meeting was opened and called to order at 7:30 pm by Mayor MacDonald who stated this meeting was being held in compliance with the Open Public Meetings Act, having been duly advertised.

Roll Call

The clerk was asked to call the roll. Present were: Committeeman William Leppert, Deputy Mayor George B. Harper, Jr., and Mayor Fred V. MacDonald

Also in attendance: Steve Williamson; Scott House; Stanley J. Dutkus; Wendy MacDonald

The Mayor invited all to join in the Pledge of Allegiance.

Minutes: The Committee reviewed the regular meeting minutes of June 11, 2013. Deputy Mayor Harper made a motion to approve the minutes, seconded by Mayor MacDonald and unanimously carried. The Committee reviewed the special meeting minutes of June 15, 2013. Deputy Mayor Harper made a motion to approve the minutes, seconded by Mayor MacDonald. Committeeman Leppert abstained as he was not present at that meeting.

Tax Collector Report: The Tax Collector's report for the month of **June 2013** was presented with total receipts Month-To-Date of \$110,203.51 and Year-to-Date of \$2,895,111.86. Mayor MacDonald made a motion to approve the Tax Collector's Report, seconded by Deputy Mayor Harper and unanimously carried.

Treasurer's Report: The Treasurer's Report for the month of **June 2013** was presented with a beginning balance of \$935,546.81, total receipts of \$135,664.16, and total disbursements of \$318,874.47 leaving an ending balance of \$752,336.50. Mayor MacDonald stated the General Capital Account is \$218,584.68, Animal Control Escrow \$40,417.50, Public Assist Escrow \$3,525.12, Unemployment Escrow \$22,416.29, COAH Trust \$23,468.05, Security Asst. Fund \$18,533.13 and the Small Cities Master \$4,762.49. Mayor MacDonald made a motion to approve the Treasurer's Report, seconded by Deputy Mayor Harper and unanimously approved.

Payment of Vouchers: The bills list for the month **June 2013** was submitted for approval in the amount of \$225,099.66. Deputy Mayor Harper made a motion to approve the bills list, seconded by Committeeman Leppert and unanimously carried.

Departmental Reports: The Committee reviewed the Departmental Reports. Deputy Mayor Harper noted that Roy McClain, Road Department Foreman, has performed very well. Deputy Mayor Harper explained this being his six month review, Mr. McClain has done a wonderful job meeting the benchmarks that were set for him and has the department under control. Deputy Mayor Harper made a motion to approve a \$1.00 raise, seconded by Committeeman Leppert and unanimously carried.

Old Business:

Performance Bond: There has been no performance bond posted on Block 1105 Lot 14 (Sandyston Mall); however, they are working to complete the items requested by the Land Use Board.

Centurylink: The Clerk stated we received an agreement from the Township Attorney and this agreement has been forwarded to Centurylink for review.

Streetscape Route 560 – Phase II: Mayor MacDonald stated per the Township Engineer, Harold E. Pellow, we are required to obtain easements from the four property owners involved in the sidewalk grant. Mayor MacDonald will call each property owner separately to discuss this matter. Deputy Mayor Harper stated this procedure is contrary to the first sidewalk grant and the easements were not required at that time.

The Committee reviewed the Jurisdictional Agreement between the County and the Township. Upon the advice of the Township Engineer, Harold E. Pellow, this agreement was tabled until the August meeting.

New Business:

Peddling and Soliciting Ordinance: The Committee reviewed a draft of an update to the Peddling and Soliciting Ordinance. Deputy Mayor Harper asked what the length of time that these licenses should be granted. After a brief discussion, the Committee decided licenses would be issued for 30 days. Deputy Mayor Harper stated applicants should be required to sign a release for a background check. The Committee discussed the fee for the license and felt this should be enough to cover the cost for the background check. Deputy Mayor Harper stated we should find out how much the background checks cost before assessing a fee to the license.

Steve Williamson, Layton, asked if the Committee would consider a “Do Not Solicit” list which could be handed out to the peddler/solicitor. Committeeman Leppert stated there is a provision in the draft ordinance under “Prohibitions” which states “*no peddler or solicitor shall conduct or attempt to conduct his business at any residence or on any property on which is posted a sign expressly prohibiting the activity*”. The Committee discussed the “No Solicitation List” and asked that to be added to the draft ordinance. The Clerk and Committee discussed the role of the Clerk and Code Enforcement Officer with regard to the ordinance. Deputy Mayor Harper also noted that if the license is revoked the peddler will cease to operate until the outcome of the hearing. The Clerk will provide an updated draft for the August meeting.

Review Specs for Pole Barn/Bid Packet: The Committee reviewed the specifications for the proposed pole barn and asked if the fire department members present had reviewed the specifications. Scott Houses stated he has reviewed the specifications and is happy with the proposed building.

Updated Use of Premises Form Checklist: The Committee reviewed the updated Use of Premises Form and checklist. The Clerk explained that there are more organizations using the premises for events and the checklist will help keep all informed of what is involved to use the meeting hall, kitchen and bathrooms. Deputy Mayor Harper made a motion to approve the Use of Premises form and Checklist, seconded by Committeeman Leppert and unanimously approved.

Use of Meeting Hall Request: Road Association of Hiram’s Grove Annual Association Meeting, Saturday, July 27, 2013 from 9 am to 10 am. Deputy Mayor Harper made a motion to approve the use of the meeting hall for this purpose, seconded by Mayor MacDonald and unanimously carried.

Municipal Affordable Housing Trust Fund Current Balance: The Committee reviewed a Confidential Memorandum from our Township Attorney regarding the status of the Municipal Affordable Housing Trust Fund Current Balance. The Committee discussed the matter briefly and collectively agreed to wait and see what happens within the Courts. Deputy Mayor Harper stated Sandyston Township is COAH compliant, spending approved and know we cannot do the spending plan with the money currently in the account. The Clerk asked if the Committee wanted the Township Attorney to investigate the matter further. The

Committee felt at this time they did not want to expend money on this issue. The Clerk asked if the Committee wanted to file the requested Certification. The Committee felt at this time they did not want to file the requested Certification.

Reschedule August 13, 2013 Committee Meeting: The Clerk stated a Special Election has been scheduled for Tuesday, August 13, 2013, thus necessitating the rescheduling of the Township Committee meeting scheduled for the same day at 9 am. The Committee reviewed their schedules and Mayor MacDonald made an motion to reschedule the Committee meeting for Tuesday, August 6, 2013 at 9 am, seconded by Deputy Mayor Harper and unanimously carried.

Resolutions:

SANDYSTON TOWNSHIP

R-61-2013

**RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT WITH THE
COUNTY OF SUSSEX TO ADVANCE A STREETScape IMPROVEMENT
PROJECT ALONG A PORTION OF COUNTY ROUTE 560, A.K.A. TUTTLES
CORNER DINGMANS ROAD, IN THE VILLAGE OF LAYTON, SAID PROJECT
PROPOSED BY SANDYSTON TOWNSHIP**

WHEREAS, the Township of Sandyston is advancing a Streetscape Program which extends along the portion of County Route 560 located approximately between the intersection of County Route 640, a.k.a. Bevans Road, and Sandyston Township Elementary School, more or less 1/3 of a mile in length; and

WHEREAS, Pedestrians are the primary focus of Streetscape Projects and as such these projects including a variety of community amenities such as sidewalks, street sidewalk lighting, street furniture, curbing, and appropriate safety amenities all designed to provide interest, comfort, security, and safety for the pedestrian; and

WHEREAS, to be successful, Streetscape Projects must balance the needs of pedestrians with the functional requirements of the County Transportation Network; and

WHEREAS, the County supports Local initiatives to identify, encourage, enhance, and establish Streetscapes whereby the local community can define their individual identity as well as enhance the communities quality of life; and

WHEREAS, while the County supports these local community efforts, the County also recognizes Streetscape issues are largely outside the current purview of core County function and that Local Governments are best positioned to identify, advance, and operate local Streetscape pedestrian facilities; and

WHEREAS, in supporting Local initiatives the County is desirous of extending to Local Governments permissions as may be available to the County so as local governments may utilize available portions of rights-of-ways under County jurisdiction in advancing local Streetscape designs, said permissions will be extended provided Streetscape designs are advanced in consideration safety and balance the needs of all right-of-way users; and

WHEREAS in extending such permissions Sussex County and the Township of Sandyston have identified the need to establish guidelines and operating parameters defining how Streetscape Projects are incorporated into County right-of-way and along County Routes so as to ensure all right-of-way needs and system users are afforded the optimal balance of function in a safe and efficient manner; and

WHEREAS, both parties have expressed a willingness to cooperate with these common goals; and

WHEREAS, the County of Sussex has prepared a form of Agreement for design, construction, operation, and maintenance of said Streetscape Programs, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Sandyston that the Mayor and Municipal Clerk are hereby authorized to execute the attached Agreement with the Sussex County Board of Chosen Freeholders for the design, construction, operation, and maintenance of said Streetscape Program amenities, a copy of said Agreement is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED that certified copies of this Resolution and Agreement, with original signatures, be forwarded to the County Engineer; the Office of Budget Management; the County Administrator; Township of Sandyston.

The Committee reviewed R-61-2013 and on the advice of the Township Engineer, Harold E. Pellow, this Resolution was tabled to the August 6, 2013 meeting.

Ordinances:

SANDYSTON TOWNSHIP ORDINANCE

ORDINANCE 2013-06

AN ORDINANCE TO AMEND CHAPTER 69 OF THE GENERAL CODE OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, ENTITLED "FEES".

BE IT ORDAINED by the Township Committee of the Township of Sandyston, County of Sussex, State of New Jersey, that Chapter 69, entitled "Fees", be amended to provide as follows:

Chapter 45: Building Construction [Amended 5-5-1988 by Ord. No. 5-88; 9-7-1989 by Ord. No. 9-89; 12-7-1989 by Ord. No. 13-89; 10-1-1991 by Ord. No. 6-91; 8-2-1994 by Ord. No. 4-94; 7-2-1996 by Ord. No. 5-96; 9-1-1998 by Ord. No. 3-98; 9-6-2005 by Ord. No. 07-05; 3-11-2009 by Ord. No. 2009-03; 5-11-2010 by Ord. No. 2010-01]

- A. Construction permit fees. Construction permits. The fee for a construction permit shall be the sum of the Subcode applications, plus all administrative and miscellaneous fees listed below. All fees will be rounded to the nearest dollar and shall be paid before the permits are issued, unless otherwise stated. The minimum construction permit fee shall be \$60.00
- B. The building subcode fees are as follows:
1. Fees for new construction shall be based upon the volume of the structure. Volume shall be computed in accordance with N.J.A.C. 5:23-2.28. The new construction fee shall be in the amount of \$0.034 per cubic foot of volume for buildings and structures of all use groups and types of construction as classified and defined in articles 3 & 4 of the building subcode; except that the fee shall be \$0.018 per cubic foot of volume for use groups A-1, A-2, A-3, A-4, A-5, F-1, F-2, S-1 and S-2 and the fee shall be \$0.0010 per cubic foot for structures on farms, including commercial farm building, under N.J.A.C. 5:23-3.2(d) with the maximum fee from such structures on farms not to exceed \$1,145.00
 2. Fees for renovations, alterations and repairs or site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction, and the external utility connection for pre-manufactured construction shall be based upon the estimated cost of work. The fee shall be in the amount of \$30.00 per \$1,000.00. From \$50,001 to and including \$100,000, the additional fee shall be in the amount of \$23.00 per \$1,000 of estimated cost above \$50,000. Above, \$100,000, the additional fee shall be in the amount of \$19.00 per \$1,000 of estimated cost above \$100,000. Fees for additions shall be computed on the same basis for new construction for the added portion in Subsection B(1) above.
 3. The fee for open decks, porches and raised platforms shall be \$.35 per square foot provided that the minimum fee shall be \$60.00.

4. Fees for combination renovations and additions shall be the sum of the fees computed separately in accordance with Subsection B(1), (2) and (3) above.
5. The fee for a permit to re-roof an existing structure shall be **\$58.00** for all structures of Use Group R-5 and **\$10.00** per **\$1,000.00** of the estimated cost of the work for all other Use Groups, with a minimum fee of **\$60.00**.
6. The fee for a permit to re-side or veneer an existing structure shall be **\$58.00** for all structures of Use Group R-5 and **\$10.00** per **\$1,000.00** of the estimated cost of the work for all other Use Groups, with a minimum fee of **\$60.00**.
7. Fees for retaining walls shall be as follows:
 - a. The fee for a retaining wall with a surface area greater than 550 square feet that is associated with a Class 3 residential structure shall be **\$150**.
 - b. The fee for a retaining wall with a surface area of 550 square feet or less that is associated with a Class 3 residential structure shall be **\$75**.
 - c. The fee for a newly constructed retaining wall of any size at other than a class 3 residential structure shall be based upon the cost of construction.
8. The fee for temporary structures and structures for which volume cannot be computed, such as above ground swimming pools and open structural towers, shall be **\$125.00**. The fee for an in-ground swimming pool shall be **\$175.00**. These fees shall include all required pool enclosures.
9. The fee for fencing exceeding six feet in height shall be **\$50.00**.
10. The fee for a permit to construct a sign shall be **\$2.00** per square foot computed on one side only for a single or double-faced sign provided that the minimum fee shall be **\$60.00**.
11. Reserved.
12. The fee for installation or replacement for storage systems of flammable and combustible liquids shall be **\$50.00** per tank up to and including those with a capacity of 1,000 gallons, and **\$75.00** per tank for those with capacities exceeding 1,000 gallons.
13. The fee for demolition permit issued for the removal of underground storage tanks for flammable and combustible liquids shall be **\$50.00** per tank.
14. The fee for a permit to demolish a building or structure shall be as follows:
 - (a) Use Groups R-5 shall be **\$50.00**; buildings and structures incidental to Use Group R-5 shall be **\$25.00** and all other Use Groups shall be **\$100.00**.
 - (b) Fees for moving of a building shall be **\$75.00**
 - (c) For purposes of estimating cost of work, any part of **\$1,000.00** shall be rounded up to the next highest thousand-dollar increment.

C. Plumbing subcode fees are as follows:

1. The fee for each fixture, stack or appliance connected to the plumbing system shall be **\$18.00**.
2. The fee for each special device including "but not limited to" grease traps, oil separators, air conditioning of refrigeration units, water and sewer connections, flammable and combustible liquid storage tanks, backflow preventers, steam or hot water boilers, gas piping, active solar systems, sewer pumps, interceptors and

fuel oil piping shall be \$82.00 for Use Group R-5 and \$82.00 for all other Use Groups.

3. The minimum permit fee for work, including the plumbing subcode, shall be \$60.00

D. Administrative and Miscellaneous Fees:

1. The fee for plan review shall be twenty percent (20%) of the amount to be charged for the construction permit and shall be paid before the plans are reviewed. This fee shall be credited toward the amount of the construction permit fee.
2. The fee to process an application for a variance pursuant to N.J.A.C. 5:23-2.10 shall be as follows:

Class I Structure.....	\$100.00
Resubmission.....	\$ 50.00
Class II Structure.....	\$ 50.00
Resubmission.....	\$ 25.00
Class III Structure.....	\$100.00
Resubmission.....	\$ 15.00

3. An administrative surcharge fee of fifteen percent (15%) shall be charged on each Subcode application issued by any third party agency contracted by the Township of Sandyston.
4. The fee for the reinstatement of a lapsed permit shall be twenty percent (20%) of the original fee calculated per Subcode application; provided that the minimum fee shall be as per Subcode.
5. The fee for each construction permit and certificate of occupancy issued for an asbestos hazard abatement project shall be as set forth in N.J.A.C. 5:23-8.10 1 and 2.
6. The fee for a permit for lead hazard abatement work shall be \$125.00. The fee for a lead hazard abatement clearance certificate shall be \$25.00.
7. The fees for certificates of occupancy are as follows:
 - a. Certificate of occupancy for one and two family dwellings..... \$ 90.00
 - b. Certificate of occupancy for accessory buildings to one and two family dwellings..... \$ 35.00
 - c. Certificate of occupancy for principal buildings or structures of all other Use Groups..... \$100.00
 - d. Certificate of occupancy for accessory buildings of all other use groups..... \$ 35.00
 - e. Multiple Certificates of occupancy for all Use Groups per unit.... \$ 50.00
 - f. Certificates of occupancy for Change of Use Group Only.....\$ 100.00
 - g. Certificates of Continued Use or Occupancy.....\$ 150.00
 - h. The fee for first issuance or renewal of a Temporary Certificate of occupancy shall be..... \$ 30.00

8. Fees for Certificates of Compliance as required by N.J.A.C. 5:23-2.23 (K) are as follows:

- a. High pressure boilers (12 months).....\$50.00
- b. Refrigeration systems (12 months).....\$50.00
- c. Pressure Vessels (12 months).....\$50.00
- d. Cross connections and backflow preventers (12 months).....\$50.00
- e. Swimming pools, spas and hot tubs (12 months).....\$50.00

9. State of New Jersey training fees shall be in the amount of \$0.00334 per cubic foot of volume of all new construction and \$1.70 per \$1,000.00 of estimated cost for alterations and repairs or as currently posted in the regulations. These fees are set by and shall be accounted for and forwarded the Bureau of Regulatory Affairs as per N.J.A.C. 5:23-4.19 (C) 1.

- 10. The fee for a change of contractor shall be.....\$20.00
- 11. The fee for a letter stating that no certificate of continued occupancy I is required shall\$20.00

B. Fire Protection subcode fees are as follows:

1. Wet or dry sprinkler suppression systems as per the following numbers of heads:

- to 20.....\$65.00
- 21-100.....\$120.00
- 101-200.....\$229.00
- 201-400.....\$594.00
- 401-1000.....\$822.00

2. Fee for each standpipe.....\$229.00

3. Fee for each gas or oil fired appliance not connected to the plumbing system.....\$ 50.00

4. Commercial kitchen exhaust system, each.....\$ 50.00

5. Pre-engineered suppression systems, each.....\$ 92.00

6. Fuel storage tanks (underground or above ground, installation only) each:
- 1 to 1000 gallons.....\$ 50.00
 - 1001 to 4000 gallons.....\$ 80.00
 - Over 4000 gallons.....\$120.00

7. Smoke or heat detectors:

- 1-20.....\$ 46.00
- 21-120.....\$131.00
- 121-220.....\$216.00
- 221-320.....\$301.00
- 321-420.....\$386.00
- 421-520.....\$471.00

8. Manual or automatic alarm systems.....\$50.00

9. Central control system.....\$50.00

10. The fire protection subcode fee shall be a minimum of \$60.00 for single-family dwellings; and \$75.00 for all other structures.

F. Electrical subcode fees are as follows:

1. The fees for electrical receptacles, fixtures and devices are as follows:
 - a. For the first block consisting of one to 50 receptacles, fixtures or device..... \$ 45.00
 - b. For each additional block consisting of up to 25 receptacles, fixtures or devices..... \$ 8.00
2. The fees for electrical devices, generators, transformers, motors, or air conditioner feeders and disconnects are as follows.
 - a. For each electrical device, generator, transformer or motor rated up to 10 kilowatts or 10 hp..... \$ 15.00
 - b. For each electrical device, generator, transformer rated over 10 kilowatts to 45 kilowatts;..... \$ 58.00
For each motor rated over 10 hp to 50 hp; or [For each air conditioner feeder and disconnect, Commercial: 11 to 50 hp, plus unit]
 - c. For each electrical device, generator, transformer rated over 45 kilowatts to..... \$116.00
112.5 kilowatts; For each motor rated over 50 hp to 100 hp; or
For each air conditioner feeder and disconnect, Commercial; 51 hp or over, plus unit
 - d. For each electrical device, generator, transformer rated over 112.5 kilowatts..... \$576.00
 - e. For each motor over 100 hp..... \$576.00
3. The fees for service panels, service entrances, sub panels are as follows:
 - a. For each service panel, service entrance, sub panel from 0 to 200 amps..... \$ 58.00
 - b. For each service panel, service entrance, sub panel over 200 to 1,000 amps..... \$116.00
 - c. For each service panel, service entrance/sub panel over 1,000 amps..... \$576.00
4. The fee charged for electrical work for each permanently installed private swimming pool, spa, hot tub or fountain as defined in the building subcode shall be a flat fee of \$45.00 which shall include any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and heaters, etc., excepting panel boards and under-water lighting fixtures. For public swimming pools, the fee shall be charged on the basis of number of electrical fixtures and rating of electrical devices involved in accordance with Subsection F(1) though (3) above.
5. The fees for pool permit, with UW lights..... \$15.00
6. The fees for storable pool, spa, hot tub..... \$15.00
7. The fees for signs..... \$15.00

8. The fees for light standards..... \$15.00
9. The minimum permit fee for work, including the Electrical subcode shall be \$60.00.
10. The fee for photovoltaic systems shall be based on the designated kilowatt rating of the solar photovoltaic system as follows:
 1. 0 to 50 KW shall be\$ 58.00
 2. 51 to 100 KW shall be\$116.00
 3. Above 100 KW shall be\$576.00

G. Elevator Sub-code Fee

The Elevator Sub-code fees shall be established by the New Jersey Department of Community Affairs in accordance with N.J.A.C. 5:23-4.20

H. The fee for mechanical inspection in a structure of Group R-3 or R-5 by a mechanical inspector shall be \$54.00 for the first device and \$13.00 for each additional device. No separate fee shall be charged for gas, fuel oil, or water piping connections associated with the mechanical equipment inspected.

All mechanical inspections will be performed by the Plumbing Inspector.

Miscellaneous: (Last amended 1-11-2011 by Ord. 2010-13)

Bid Specification Packets, per project \$5.00 - \$50.00

Certifying copy of Document as True Copy \$2.00

Recording of Public Meeting on CD-Rom (per CD) \$.50

Executed copies of this Ordinance shall be on file and shall be available for public inspection in the Office of the Municipal Clerk.

Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this ordinance shall not be affected thereby and shall remain in full force and effect.

Repealer. All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

The Committee reviewed **Ordinance 2013-06**. This being a public hearing, Deputy Mayor Harper made a motion to open this portion of the meeting to the public for comment, seconded by Mayor MacDonald and unanimously carried. There being no comment from the public, Committeeman Leppert made a motion to close this portion of the meeting to the public, seconded by Mayor MacDonald and unanimously carried. Committeeman Leppert made a motion to approve **Ordinance 2013-06**, seconded by Deputy Mayor Harper and unanimously carried. Roll Call Vote followed: Ayes: Leppert, Harper, MacDonald; Nays: 0; Abstain: 0; Absent: 0.

**SANDYSTON TOWNSHIP
2013-07**

ORDINANCE APPROPRIATING THE SUM OF \$21,000.00 CURRENTLY LOCATED WITHIN THE CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP OF SANDYSTON FOR THE PURCHASE OF A POLE BUILDING

WHEREAS, there is currently the sum of \$21,000.00 in the Capital Improvement Fund; and

WHEREAS, it is deemed appropriate to make use of the \$21,000.00 for the purchase of a pole building; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by Township Committee of the Township of Sandyston, County of Sussex and State of New Jersey, that

SECTION 1: There is hereby appropriated from the Capital Improvement Fund of the Township of Sandyston the sum of \$21,000.00 for the purchase of a pole building.

SECTION 2: All ordinances or parts of ordinances, which are inconsistent with the terms of this Ordinance, be and the same are hereby repealed to the extent of their inconsistency.

SECTION 3: This ordinance shall take effect immediately upon proper passage and publication in accordance with the law.

The Committee reviewed **Ordinance 2013-07**. This being a public hearing, Committeeman Leppert made a motion to open this portion of the meeting to the public for comment, seconded by Mayor MacDonald and unanimously carried. There being no comment from the public, Mayor MacDonald made a motion to close this portion of the meeting to the public, seconded by Committeeman Leppert and unanimously carried. Deputy Mayor Harper made a motion to approve **Ordinance 2013-07**, seconded by Mayor MacDonald and unanimously carried. Roll Call Vote followed: Ayes: Leppert, Harper, MacDonald; Nays: 0; Abstain: 0; Absent: 0.

SANDYSTON TOWNSHIP ORDINANCE

2013 - 08

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER Sect. 150

BE IT ORDAINED, by the Mayor and Township Committee of Sandyston Township, County of Sussex and State of New Jersey, the Ordinance revisions recommended by the Land Use Board are made as follows:

150-27 Renewable Energy Systems Residential & Commercial.

A. Residential

a. *Purpose.* The primary purpose of a renewable energy system shall be to provide power for the principal use of the property whereon said system is to be located and shall not be for the generation of power for commercial purposes (See Section B below), although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time from a renewable energy system designed to meet the energy needs of the principal use. For the purposes of this subsection, the sale of excess power shall be limited, so that in no event is a renewable energy system generating more energy for sale than what is otherwise necessary to power the principal use on the property.

b. *Applicability.* Small wind energy and **solar** energy systems shall be permitted as an accessory use on the same lot as the principal use in all districts, subject to the requirements of this section. Renewable energy systems shall be a permitted use on any lots comprising twenty (20) or more contiguous acres owned by the same person or entity. This

subsection shall not apply to roof-mounted **solar** energy systems which systems and equipment extend twelve (12) inches or less beyond the roofline or highest point of the roof structure on which the system is located. This subsection shall also not apply to ground-mounted **solar** energy systems that consist of ten (10) or less panels, and are situated more than fifty (50) feet from the nearest property boundary line.

All renewable energy systems require approval from the Zoning Officer and the Construction Official prior to installation. Applications for small wind energy and **solar** energy systems shall include information demonstrating compliance with the provisions of this subsection. In the event that the Zoning Officer or Construction Official does not believe the provisions of this subsection are satisfied, an applicant may request and/or file a variance application with the Township Land Use Board.

1. Small wind energy and **solar** energy systems accessory to a permitted principal use shall be allowed in any zoning district and may be installed upon receipt of the necessary construction, electrical and/or mechanical permit(s). This subsection applies to small wind energy and **solar** energy systems to be installed and constructed for both residential and commercial use.

2. Renewable energy systems that are the principal use of a lot are governed by other sections of the Township Zoning Ordinance, in accordance with the applicable zoning district regulations.

c. *Design and Installation.* Renewable energy systems shall comply with the accessory structure restrictions contained in the zoning district where the system is located, unless otherwise set forth below:

1. The systems shall conform to all current industry standards, including the National Electric Code as adopted by the NJ Department of Community Affairs.

2. All exterior electrical, utility and/or plumbing lines must be buried below the surface of the ground and be placed in a conduit. All electrical, utility and/or plumbing lines leading down the side of a structure from rooftop installations shall be installed and maintained as aesthetically as possible.

3. Renewable energy systems that connect to the electric utility shall comply with the applicable interconnection standards for Class I Renewable Energy Systems, as may be amended.

4. The systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a lot line.

5. The design of renewable energy systems shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend the system into the natural setting and existing environment.

6. The installation of a wind or **solar** energy system shall conform to the extent applicable to the Uniform Construction Code, as amended, and is subject to all local utility company requirements for interconnection.

d. *Setbacks and Height Restrictions.*

1. A renewable energy system must comply with all setback and height requirements for the zoning district where the system is to be installed, unless otherwise set forth in herein.

2. When a building or cabinet is necessary for storage cells or related mechanical equipment, it must be documented as to the necessity. The building may not exceed one hundred twenty (120) square feet in area nor fifteen (15) feet in height and must be located at least the number of feet equal to the accessory building setback requirements of the Zoning District from any lot line. Any mechanical equipment associated with and necessary for operation, including any building or cabinet for batteries and storage cells, shall be equipped with a functioning lock and posted with a small sign notifying the existence of renewable energy system equipment on the outside of the building or cabinet, in order to notify emergency personnel.

e. *Abandonment.* A renewable energy system that is out of service for a continuous 12-month period shall be deemed abandoned. The Municipal Zoning Officer may issue a notice of abandonment to the owner of an abandoned renewable energy system. The owner shall have the right to respond to the notice of abandonment within thirty (30) days from the receipt date. The Municipal Zoning Officer shall withdraw the notice of abandonment and notify the owner that the notice has been withdrawn if the owner provides the Municipal Zoning Officer with information demonstrating the renewable energy system has not been abandoned. If the renewable energy system is determined to be abandoned, the owner of the renewable energy system shall remove the system at the owner's expense within three (3) months of receipt of notice of abandonment. If the owner fails to remove the renewable energy system, the Township may pursue a legal action to have the system removed at the owner's expense.

f. *Solar Energy Systems.* **Solar** energy systems shall not be permitted in a front yard, and shall be located so that any glare is directed away from an adjoining property. **Solar** panels shall not add, contribute to or be calculated to cause an increase in impervious surface coverage or ratio of any lot.

1. Rooftop **Solar** Panels. **Solar** panels shall be permitted as rooftop installation in any zoning district. The **solar** panels shall not exceed a height of twelve (12) inches above the highest point of the roof structure. In no event shall the placement of **solar** panels result in a total height, including building and panels, greater than one (1) foot in excess of what is permitted for the principal structure in the zoning district in which they are located. Panels installed in a rooftop configuration must be installed within the actual boundaries or edges of

the roof area and cannot overhang any portion of the edge of roof. **Solar** panels installed in a rooftop configuration should be installed on the rear roof to the extent possible.

2. Ground-Mounted **Solar** Panels. **Solar** panels may be installed on a ground-mounted apparatus only on lots with a minimum lot size of three (3) acres. The principal building setback as required by the applicable zone shall be required between any ground-mounted **solar** panel and any lot line. Ground-mounted **solar** panels shall not exceed a height of fifteen (15) feet.

3. No Additional Rights. Any approval of a **solar** energy system does not create any actual or inferred **solar** energy system easement against adjacent property and/or structures. The owner and/or property owner of a **solar** energy system shall not infer or claim any rights to protective writs to any caused shadows or operating ineffectiveness against future development adjacent to or higher than the property location of the **solar** energy system. The approval of any **solar** energy system granted by the Township under this subsection shall not create any future liability or infer any vested rights to the owner and/or property owner of the **solar** energy system on the part of the Township or by any other officer or employee thereof for any future claims against said issuance of approval of the **solar** energy system that result from reliance on this subsection or any administrative decision lawfully made there under.

g. *Small Wind Energy Systems.*

1. Design Criteria.

(a) Wind generators shall be designed with an automatic brake or other similar device to prevent over-speeding and excessive pressure on the tower structure.

(b) Small wind energy systems shall not be artificially lighted, except to the extent required by the FAA or other applicable authority.

(c) All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

(d) The tower shall be designed and installed so as not to provide step bolts, a ladder, or other publicly accessible means of climbing the tower, for a minimum height of eight (8) feet above the ground.

(e) All moving parts of the small wind energy system shall be a minimum of ten (10) feet above ground level.

(f) The blades on the small wind energy system shall be constructed of a corrosive resistant material.

(g) All guy wires or any part of the wind energy system shall be located on the same lot as the energy system.

(h) All equipment, sheds and tower bases shall be enclosed with a security chain link or wood fence of at least seven (7) feet in height, but no higher than eight (8) feet unless otherwise approved by the Zoning Officer. All fences shall include a functioning locking security gate.

(i) The connection between the small wind energy system and the building, electrical grid or street shall be underground.

2. Bulk Requirements.

(a) Minimum lot size ten (10) acres.

(b) Minimum setbacks. All wind generators shall be setback from all setback lines a distance equal to one hundred (100%) percent of the height of the structure plus ten (10) feet, including the blades.

(c) Wind generators shall not be permitted in any front yards, unless application is made to and granted by the Land Use Board, based upon topographic conditions.

(d) Maximum Height. Freestanding wind generators shall not exceed a height of one hundred twenty (120) feet, plus blades but in no event higher than one hundred forty-five (145) feet. The maximum height shall include the height of the blades at its highest point. If a height variance is granted, any approved tower must be monopole construction.

(e) No more than one (1) wind generator shall be permitted on any parcel of property.

(f) Wind generators shall not be allowed as rooftop installations.

(g) Wind generators on properties shall have a nameplate capacity (maximum ability to generate energy) of twenty (20) kilowatts or less. If a kilowatt variance is granted, then the approved tower must be of monopole construction.

(h) Towers for the wind generators shall have footprints no larger than thirteen by thirteen (13 x 13) feet in size.

3. Noise. All small wind energy systems shall comply with the following:

(a) Between a residential use or zone, sound levels of the wind energy system shall not exceed a 55 dBA at a common property line and 50 dBA to the closest occupied structure.

(b) In all other cases at a common property line sound levels of the wind energy system shall not exceed 65 dBA.

(c) These levels may be exceeded during short-term events such as utility outages and/or severe windstorms, for a maximum of four (4) hours.

(d) Site Location. Must be approved by the planning and Zoning board with due consideration given to the impact of the improvement on the surrounding properties.

h. Notice of hearings for consideration of the application of Renewable Energy Systems Residential & Commercial by the Land Use Board shall be given in accordance with N.J.S.A. 40:55D-10.

B. Commercial Scale Solar Energy Systems.

a. Preamble. In recognition of the State of New Jersey's desire to promote the construction and use of renewable energy sources and, further, the State of New Jersey's designation of commercial scale **solar** energy system installations as an "inherently beneficial use," the Township seeks to designate such installations as conditional uses subject to a set of conditions consistent with sound engineering and planning principles which also take into account the character of the Township as a rural community without commercial or industrial zones.

It is the Township's belief and intent that the conditions and standards defined herein will serve to promote the beneficial use of commercial scale **solar** energy installations while ensuring that the negative impact of such development on environmentally sensitive areas, adjoining tracts, and the community as a whole is minimized and in keeping with the character of the Township.

b. Definitions.

COMMERCIAL SCALE **SOLAR** ENERGY SYSTEM – A **solar** energy system installation which produces energy in excess of the amount defined for residential scale **solar** energy systems. Such systems may also be identified as production systems or major **solar** energy systems.

GROUND MOUNTED **SOLAR** ARRAY – A **solar** energy system consisting of individual panels or arrays of panels mounted on armatures anchored to the ground with ground cover beneath.

RESIDENTIAL SCALE **SOLAR** ENERGY SYSTEM – A **solar** energy system installation which produces energy in a year's time which is one hundred ten (110%) percent or less of the total amount which may be reasonably anticipated to be consumed on average in a year's time by a principal residential use on the same parcel. In this context, reasonably anticipated may include actual or estimated present or future usage for lighting, space heating, air conditioning, charging of electric vehicles, and other energy consumption that may be associated with or anticipated in the near future to be associated with a principal residential use.

SOLAR ARRAY – A quantity of structures, typically flat panels, arranged in an array and so oriented as to facilitate collection of **solar** energy. Individual structures within the array are known as **solar** collectors or panels. **Solar** collectors may be

photovoltaic (converting light to electricity) in nature, thermal (converting **solar** energy to heat), or of another type.

c. Zoning Regulations and Conditions Pertaining to Commercial Scale **Solar** Energy Systems.

(1) General.

(i) Where there is range of possible alternative locations for an installation, preference will be given to installations installed on Township owned property.

(2) Conditions. The **solar** energy systems, commercial scale shall comply with the following conditions.

(i) Parcels upon which the installation is to be constructed must be a minimum of twenty (20) acres or greater in area. The area or areas of a parcel or parcels immediately adjacent to the parcel under consideration may be considered in the area calculation provided that the deeds of any parcel(s) so used are modified to include permanent restrictions against further development except for that which pertains to the **solar** energy system in question.

(ii) Control of Visual Impact - Screening. Commercial **solar** energy systems shall be screened from view of all public streets and adjoining properties. The required buffer shall be a minimum width of fifty (50) feet consisting of naturalized plantings of predominantly evergreen trees. Buffering shall be continuous, with the exception of access roadways, and include a minimum of one (1) tree and five (5) shrubs per three hundred (300) square feet of buffer area. Deciduous trees shall have a minimum caliper of two and one-half (2.5) inches and evergreen trees shall have a minimum height of eight (8) feet. Adjoining residences shall be appropriately screened with a strategically located buffer no less than one hundred fifty (150) feet in length, or as deemed necessary by the Planning Board to achieve a reasonable degree of screening. Existing mature perimeter vegetation having a width of less than fifty (50) feet may be used to make up part of the required minimum buffer width of fifty (50) feet. Species selected for new plantings shall be indigenous or widely introduced types also known for robustness and disease resistance. The intent is to present the appearance of an undeveloped property (other than for an access roadway or roadways) when the installation is viewed from off property.

(iii) Noise. Under all normal operating conditions and during all times of the year measured noise at the parcel boundaries shall be less than 55dBA as measured using industry standard noise measuring instrumentation and measurement practices. Plan sub-mission shall include an acoustic modeling study prepared by appropriately

licensed professionals demonstrating compliance with the 55dBA limit. Noise levels predicted by the model shall be such that calculated margins of error are added to modeled levels prior to comparison with the 55dBA limit.

(3) Setback Requirements.

[a] Minimum setbacks for the front shall be no less than one hundred fifty (150) feet and for rear and side lines no less than one hundred (100) feet. Improvements including screening plantings, fencing, and access roadways are allowed within the setback zone with the proviso that setbacks for fencing shall be fifty (50) feet minimum from any parcel boundary. Additionally, any fencing shall be located to the interior of the parcel with respect to any plantings established for purposes of visual screening.

[b] Setbacks for noise producing equipment such as transformers, inverters, and the like, provided such equipment produces noise at levels in excess of 55dBA when measured at a distance of six (6) feet, shall be five hundred (500) feet minimum from any boundary line unless the applicant can demonstrate that the noise limit given in paragraph (a) (3) above can be met at a lesser setback distance which may be less than five hundred (500) feet but no less than two hundred fifty (250) feet.

(4) Whenever possible, transformers, inverters, switchgear and other electrical equipment shall be enclosed with a building or buildings constructed for this purpose.

(5) The maximum height above ground for **solar** arrays, **solar** panels and **solar** equipment shall be sixteen (16) feet.

(6) The commercial grade **solar** energy systems shall be located on previously disturbed land, e.g., farmland not designated as prime agricultural soils to the greatest extent possible.

Installations on lands consisting of prime agricultural soils are prohibited. However, this restriction shall not be taken to mean that installations are prohibited on parcels with mixed soil types provided such installations are designed and located in such a manner so as to not interfere with continuing or future use of the areas having prime agricultural soils.

(7) The property shall be adequately fenced with a fence with a minimum height of eight (8) feet to prevent access by unauthorized persons and shall be appropriately gated.

d. Plan Submittal Requirements.

- (1) Detailed plans for the entire proposed development shall be submitted for review. These plans shall, at minimum, provide the following information.
 - (i) Nature and extent of all proposed disturbances and developments to the parcel in question, e.g., structures, access and maintenance roadways, **solar** panel foundations, stormwater control structures, fencing, security means such as cameras, visual screening barriers, border landscaping, etc.
 - (ii) Area and bounds of proposed **solar** panel field(s).
 - (iii) Number of panels to be installed.
 - (iv) Type and size of individual panels.
 - (v) Proposed mounting methods for panels, etc., e.g, fixed position racks, tracking pedestal mounts, etc.
 - (vi) Proposed foundation structures for supporting panels.
 - (vii) Proposed generating capacity of the installation.
 - (viii) Proposed structures and intended purpose of such structures.
 - (ix) Location, physical size, and capacity of transformers, inverters, substations, switchgear, transmission lines or other utility infrastructure.
 - (x) Location and design of access and maintenance roadways.
 - (xi) Screening with proposed planting details including species, height at planting and location and existing screening.
 - (xii) Fencing details and security details.
 - (xiii) Setbacks from all property lines.
 - (xiv) Plans shall be prepared by a licensed surveyor, engineer and architect as their licenses permit.
- (2) The application shall fully comply with applicable requirements for major site plans as set forth in the Township Ordinances except as altered by this section.
- (3) Notice of hearings for consideration of the application of Renewable Energy Systems Residential & Commercial by the Land Use Board shall be given in accordance with N.J.S.A. 40:55D-10.

e. Design and Construction Standards.

- (1) Submitted plans required for conditional use approval shall demonstrate that the planners have considered and acted to minimize all aspects of potentially negative impact such as visual appearance of the **solar** panel fields and attendant structures, appearance and placement of structures, reflections and glare from panels during daylight hours for

all four (4) seasons, placement and type of access and maintenance roadways, visual impact as seen from adjacent properties and particularly from the immediate vicinity of improvements (e.g. residences), potential interference with indigenous animal and plant species, preexisting natural features, removal of existing woodlands, etc. As an example, the design shall, to the maximum extent practicable, use materials, colors, textures, architectural features, screening and landscaping that will blend the facility into the natural setting and existing environment. Similarly, structures shall use materials, colors, textures, and architectural features consistent with and in keeping with the appearance and character of existing structures in the community.

- (2) The maximum permitted vertical height above ground for **solar** arrays shall be sixteen (16) feet.
- (3) Location and orientation of **solar** panels or arrays of panel shall not result in reflective glare as viewed from second story level (twenty (20) feet above ground) and below on adjoining properties.
- (4) Installations shall be of the type defined herein as ground mounted **solar** arrays. Fixed orientation or tracking type mountings are both permitted.
- (5) Placement of impervious surfaces beneath **solar** array installations is not permitted.
- (6) Removable pilings or other low impact foundation, e.g. concrete poured into footing tubes, structures are strongly preferred as foundations for the **solar** arrays. Use of linear concrete footings is discouraged.
- (7) The minimum allowable "beginning of life" efficiency for photovoltaic panels shall be twelve (12%) percent or greater.
- (8) To the maximum extent possible, all wiring and cabling associated with the **solar** installation shall be located underground.
- (9) The installation shall fully comply with requirements given in the edition of the IBC (International Building Code) that is current at the time of application.
- (10) The installation shall fully comply with all applicable requirements of the National Electric Code as adopted by the NJ Department of Community Affairs.
- (11) Energy systems connecting to the electric utility shall comply with the NJ Net Metering and Interconnection Standards for Class I Renewable Energy Systems and as required by the electric utility connected thereto.
- (12) Structures for electrical equipment and for storage of vehicles, landscaping and maintenance equipment etc., shall be designed to have a visual appearance in keeping with The

Township's rural, farm, and residential character. Ideally such structures shall mimic typical farm buildings in external appearance rather than having an industrial appearance.

f. Environmental Requirements.

- (1) Installations are not permitted to occupy areas of land designated by the NJDEP as critical habitat for State threatened and/or endangered species of flora or fauna or any other areas designated as areas of special concern.
- (2) No portion of the installation shall occupy areas of land designated by the NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. A three hundred (300) foot buffer zone shall be maintained between any disturbance associated with the installation and NJDEP designated Category One waters.
- (3) Alteration of the parcel's natural contours is prohibited except for minimal changes as required for construction of access and maintenance roadways or for foundations for structures. All proposed construction shall comply with Sandyston Township's ordinance for design standards, Section 134.
- (4) Design and construction of the installation shall comply with Township's Stormwater Management Ordinance (Chapter 138). **Solar** panels or **solar** panel arrays (exclusive of the bases or foundations of the same) shall not be included in calculations for impervious coverage.
- (5) Submitted plans for conditional use approval shall demonstrate that the applicant has selected appropriate vegetation for planting underneath and in the immediate vicinity of installed **solar** panels for the purposes of soil stabilization and that means will be in place to ensure property ongoing maintenance of these plantings. Plantings of low maintenance sun and shade tolerant grass mixtures such as "OVN" provided through the South Jersey Farmers Exchange are suitable for this purpose. Plantings of appropriately selected native species may also be acceptable. Plans shall also include provisions for prevention of takeover by invasive species. These plans shall be prepared by an appropriately licensed professional.
- (6) All access and maintenance roadways shall be constructed using pervious surfaces.
- (7) Use of photovoltaic panels containing hazardous substances, particularly any such substances liable to slow release into the environment via out-gassing, leaching, or similar processes, is prohibited.

- g. Security Requirements. Submitted plans for conditional approval shall demonstrate that adequate measures are taken to ensure security and safety for all aspects of the installation. These

shall include at minimum measures to ensure that unauthorized access to the entire installation is prevented and particularly that access to potential hazards such as high voltages is denied other than for authorized personnel. It is recommended that the applicant demonstrate that means such as security cameras or other monitoring equipment are in place to assist in identification and prompt apprehension of persons gaining unauthorized access.

- h. **Solar Access.** Presumption of implied **solar** access rights by virtue of placement of a **solar** energy installation or panels on a given parcel is denied. It shall be the sole responsibility of the owner(s) of the installation to locate improvements so as to ensure continuing **solar** access irrespective of any existing or permitted future improvements to adjacent properties or from natural changes on adjacent properties such as growth of trees or other vegetation.
- i. **Maintenance and Inspections.** The applicant shall submit a plan for ongoing monitoring of all impacts anticipated for the development, particularly with respect to stormwater management, maintenance of security features such as fencing and cameras, and ongoing maintenance or replacement of plantings located to provide visual screening. The plan shall include provisions for inspection by Township officials as appropriate.
- j. **Decommissioning Requirements.** The applicant shall provide a plan for the decommissioning and removal, or Township approved repurposing of all improvements to the parcel. This shall be accomplished within one hundred eighty (180) days of the date on which commercial scale **solar** generation ceases to occur at the installation. The decommissioning process shall include steps taken to return the parcel to a semi-natural state, e.g. open fields planted with native or agricultural grasses. The Township Zoning Officer and Construction Official shall be responsible for overseeing any such decommissioning. It shall be the responsibility of the applicant or current owner(s) to cover all expenses associated with oversight by Township officials during the decommissioning process. The Township may require a performance guaranty by way of a bond or letter of credit to secure the decommissioning process.

Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this ordinance shall not be affected thereby and shall remain in full force and effect.

Repealer. All ordinances or parts of ordinances or resolutions inconsistent or in opposition to the provisions of this Ordinance are hereby repealed in their entirety.

The Committee reviewed **Ordinance 2013-08**. Deputy Mayor Harper made a motion to approve Ordinance 2013-08, seconded by Mayor MacDonald and unanimously carried. Roll Call Vote followed: Ayes:

Leppert, Harper, MacDonald; Nays: 0; Abstain: 0; Absent: 0. Deputy Mayor Harper stated there would be a public hearing on Tuesday, August 6, 2013 at 9:00 am on **Ordinance 2013-08**.

Correspondence: The Committee reviewed the Correspondence. The Committee reviewed and discussed the letter received from John H. Eskilson, County Administrator, regarding the 911 County Emergency Communication Center. Committeeman Leppert asked for Mr. Dutkus' thoughts on the matter. Mr. Dutkus stated examples of his concerns are if there will be a change with the current communications equipment, will there be a change in software (CAD system) and what will the municipalities be charged for the service. Deputy Mayor Harper suggested that Chief House, Mr. Dutkus work with the Clerk to respond to the letter outlining the questions and concerns.

Deputy Mayor Harper noted the letter received from Joseph Notary of Sussex County Habitat for Humanity and asked the Clerk to write a letter to Mr. Notary advising him of the foreclosure of the "Winar Property" or "Tyvek House" on Route 206 (Block 1105 Lot 9). Deputy Mayor Harper suggested advising him of the property and request he evaluate this property for a possible Habitat site and possible use the COAH money toward this property.

Deputy Mayor Harper asked about the Notification of Bankruptcy received on Block 703 Lot 1.04. The Clerk stated this was just to advise the Committee we had a property which we received Bankruptcy notification on. Deputy Mayor Harper asked if there were back taxes. The Clerk responded she believed this property had already gone up for tax sale previously and this property had been struck back to the Township and would be eligible for foreclosure by the Township.

Deputy Mayor Harper stated the Township will be receiving another \$2,700 from FEMA due to the Federal Government authorizing the Federal cost-share increase from 75 percent to 90 percent.

Open Meeting To Floor: Mayor MacDonald made a motion to open the meeting to the public, seconded by Committeeman Leppert and unanimously carried.

Scott House, Chief of the Sandyston Township Volunteer Fire Department, came forward and explained the fire department is in the process of upgrading their thermal imaging camera. Chief House explained the current camera they have is 13 years old and the camera parts and technology are obsolete and the fire department has been looking for a demo which would be significantly cheaper. Chief House was advised by the dealer they are working with that they have a demo available; a \$10,000 camera with \$1,000 charger for \$7,300. Chief House explained the fire department will be financing the camera and asked if the \$4,350 they receive yearly for the turnout gear could next year be used toward the thermal imaging camera. Deputy Mayor Harper asked how the fire department is on their current turnout gear. Chief House stated they are in good shape with turnout gear and felt this was a good time to make this purchase. Mayor MacDonald asked about the replacement of their hoses. Chief House stated at this time the fire department does not have to replace as much hose as originally believed. Chief House explained any hose manufactured prior to 1986 was not marked and had no requirements for the pressure test of the hoses; however, hoses manufactured after 1987 are marked and mandated on the suggested test pressures. Chief House stated they are looking to take any hose manufactured prior to 1986 out of service for this reason. Chief House stated the fire department does have hose manufactured prior to 1986 and they also have hose manufactured in 1989, 1990 and 1992 that they originally thought had to be replaced but have now determined this is not the case. Chief House stated the fire department is in the process of placing an order for approximately \$6,000 worth of hose. Deputy Mayor Harper asked about the camera and how often the camera is used. Chief House explained the difference between the current camera (battery life/expensive batteries, black and white screen) and the features of the newer camera (lithium battery/better battery life, color screen, temperature read out). Chief House stated the camera can be used for any type of fire and the camera will tell the temperature rather

than destroy someone's house. Chief House stated they use it for structure fires, car accidents, search and rescue. Deputy Mayor Harper made a motion to approve the request by the fire department to utilize the \$4,350 next year toward the purchase of the thermal camera, seconded by Mayor MacDonald and unanimously carried. Mayor MacDonald thanked Chief House and thanked the fire department for what they do.

Stan Dutkus, President of the Sandyston Township Volunteer Fire Department, stated the fire department is utilizing the cooperative agreement with the County for the purchase of gasoline.

Mayor MacDonald made a motion to close the meeting to the floor, seconded by Committeeman Leppert and unanimously carried.

Coming Up:

Next Township Meeting:	Tuesday, August 6, 2013 at 9:00 am
Planning Board:	Monday, August 5, 2013 at 7:00 pm
Recreation Meeting:	Tuesday, July 16, 2013 at 6:30 pm
Board of Health Meeting:	Monday, July 22, 2013 at 6:30 pm
Seniors Meeting:	Monday, August 6, 2013 at 12:00 pm
DVUMC Chicken BBQ:	Saturday, August 17, 2013
STVFD Tractor Parade:	Saturday, August 24, 2013

Adjournment: Committeeman Leppert made a motion to close the meeting at 8:08 pm, seconded by Mayor MacDonald and unanimously carried.

Respectfully submitted,



Amanda F. Lobban, RMC
Municipal Clerk