

SANDYSTON TOWNSHIP

Minutes

October 13, 2015

This meeting was opened and called to order at 7:00 pm by Mayor George B. Harper, Jr. 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 Fred V. MacDonald, Deputy Mayor William Leppert, Mayor George B. Harper, Jr.

Also in attendance: Erma Gormley; Tom & Nan Horsfield; Ryan Earley; Joe Salokas; Hixon & Sharon Spangenberg; Glenn Hull; Steve Williamson; Robert Speaker; Jeff Walter; Ricky Boscarino

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

Minutes: The Committee reviewed the regular meeting minutes of **September 8, 2015**. Deputy Mayor Leppert made a motion to approve the minutes for September 8, 2015, seconded by Committeeman MacDonald and unanimously approved.

Tax Collector Report: The Tax Collector submitted an amended Tax Collector Report for August 2015. The Committee reviewed the report and Mayor Harper stated the Month-To-Date total was amended to \$969,464.99 and the Year-to-Date Total was amended to \$4,191,191.16. Deputy Mayor Leppert made a motion to accept the amended report, seconded by Committeeman MacDonald and unanimously carried. The Committee then reviewed the report for the month of **September 2015** which was presented with total receipts Month-To-Date of \$60,105.95 and a Year-To-Date total of \$4,251,297.11. Mayor Harper made a motion to accept and approve the Tax Collector's Report, seconded by Deputy Mayor Leppert and unanimously approved.

Treasurer's Report: The Chief Financial Officer submitted an amended Treasurer Report for August 2015. The Committee reviewed this amended Treasurer Report and Mayor Harper noted with the amendment of the August 2015 Month-To-Date figure of \$969,464.99, the total receipts for August 2015 was \$1,056,975.63 which resulted in an amended ending balance of \$1,335,130.25. Mayor Harper made a motion to accept and approve the amended Treasurer Report for August 2015, seconded by Deputy Mayor Leppert and unanimously approved.

The Treasurer's Report for the month of **September 2015** was presented with a beginning balance of \$1,335,130.25, total receipts of \$137,246.84 and total disbursements of \$534,847.72 leaving an ending balance of \$937,529.37. Mayor Harper read the following balances: General Capital Account \$223,462.74, Animal Control Escrow \$6,588.96, Public Assist Escrow \$3,533.23, Unemployment Escrow \$24,277.33, COAH Trust \$33,241.57, Security Asst. Fund \$18,575.74 and the Small Cities Master \$4,773.46. Mayor Harper made a motion to approve the Treasurer's Report, seconded by Committeeman MacDonald and unanimously approved.

Payment of Vouchers: The bills list was submitted for approval in the amount of \$521,211.58. Deputy Mayor Leppert made a motion to approve the bills list, seconded by Mayor Harper and unanimously approved.

Departmental Reports:

- Discussion on purchase of new truck: Mayor Harper discussed the quote for the replacement of the 1995 Mason Dump Truck which is starting to see excessive repair costs and quite a bit of rust on the frame and body. The quote is through the Morris County Co-Op Contract (Contract #15- C/ Item #32) in the amount of \$44,518.00 and includes a stainless steel body & wing plow with central hydraulics in the amount of \$45,500 for a total of \$90,028. The Clerk informed the Committee that new bids were received by Morris County Co-Op for these utility vehicles and they go into effect on November 1, 2015 – October 31, 2016. The Clerk is in the process of working within the co-op to get Ford Motor Company to hold the quoted price. Committeeman MacDonald questioned the need for the wing plow and Mayor Harper explained in bad winters the wing plow is a valuable piece of equipment. Deputy Mayor Harper made a motion to prepare the Ordinance necessary for the purchase of the new Mason Truck with a stainless steel body and wing plow through the Co-Op, seconded by Committeeman MacDonald and unanimously carried.
- Memo from Construction Official – Request to Change Hours: The Committee reviewed a request from the Construction Official, Robert Huber, to change his hours to Monday 12:30 pm – 2:00 pm, Tuesday 5:30 pm – 7:00 pm and Thursday will remain the same. Mr. Huber feels the ability to work with the Land Use Administrator/Zoning Official will provide a better service to the residents. Mayor Harper made a motion to approve the change, seconded by Committeeman MacDonald and unanimously carried.
- Resignation of R. Pastor, Tax Assessor: The Committee reviewed a letter from Robert Pastor, Tax Assessor, announcing his retirement effective December 31, 2015. Mayor Harper stated Mr. Pastor has worked for the last 10 years for \$14,000 per year and has given an invaluable amount of time, effort and service - although his service to the township is probably worth double or triple that amount. Mayor Harper encouraged the public to thank Mr. Pastor for his service to Sandyston Township through the years and leading us through this past year with the revaluation. Deputy Mayor Leppert commended his 43 plus years of service to Sandyston Township. Mayor Harper felt it was important to note that Mr. Pastor has worked for 10 plus years at \$14,000 with no raise, which is the maximum he can make while on his pension, but it was also a tremendous reduction in our expense over that period of time. Mayor Harper stated while it is hard to quantify what Mr. Pastor has done, he felt that Mr. Pastor put more than \$100,000 back in the taxpayer's pockets over that period of time – especially the fact that Mr. Pastor performed two in-house reassessments. Mayor Harper made a motion to accept, with regret, Mr. Pastor's resignation, seconded by Committeeman MacDonald and unanimously carried.

Old Business:

Performance Bond/Block 1105 Lot 14: The Committee reviewed the Irrevocable Standby Letter of Credit (Performance) received of Highlands State Bank from the Applicant, Kam Shi, for the property of Block 1105 Lot 14 in the amount of \$34,800. Deputy Mayor Leppert clarified this is for the Sandyston Plaza on Route 206. Mayor Harper stated that Mr. Shi is getting close to obtaining his final approvals.

CR 560 Streetscape:

- **Phase III -** The Committee reviewed and discussed a request received from Ryan Earley to review the current shading on the lamp posts in Phase III of the CR560 Streetscape Project. Mayor Harper agreed the shades provide meager blocking and stated the town will work in concert with Mr. Earley and Ms. Cosgrove as well as the contractor and the engineer to provide the lighting necessary for the sidewalk and to address their concerns with regard to the shading. Committeeman MacDonald noted the fourth light from the school is out. Mayor Harper stated the project came in approximately \$22,000 under budget.

New Business:

Ricky Boscarino – Information on Luna Parc Foundation: Mr. Boscarino came forward and stated he lives at 22 DeGroat Road, also known as “Luna Park” and after 26 years living there has established a non-profit foundation and the mission is art education, specifically teens and college age students. Mr. Boscarino and purchased the property of 20 DeGroat Road (Santillo), which has been deeded to the foundation, and the property is currently undergoing some minor renovations. Mr. Boscarino stated he is doing small renovations now and there are plans future renovations. Mr. Boscarino stated he has received several questions on his future plans for the property and wished to assure people he had the best interest of the township at heart. Mr. Boscarino stated he plans to improve the landscaping and make small scale improvements and respectful upgrades, as the property will be used to host interns for art education. Mayor Harper stated his open houses have been very well attended and Mr. Boscarino has worked very hard to mitigate the circumstances. Mayor Harper cautioned Mr. Boscarino in crossing the line between his home and agriculture over to a commercial enterprise where it would trigger a site plan. Mayor Harper explained at that time, there would be issues on the activity at that location where the Code Enforcement Official might determine that the property is now a commercial enterprise and a site plan is needed for parking, lighting, etc. Mr. Boscarino stated it is his plan to cut back the open houses and concentrate on art education with small events. Mayor Harper stated that the property is a wonderful asset to the Township and only cautioned Mr. Boscarino to land use issues. Mayor Harper stated it is a site like no other and truly a work of art. Deputy Mayor Leppert stated he liked the educational aspect where Mr. Boscarino is reaching out to the schools and the showcase of talent.

Review Best Practices: The Committee reviewed the Best Practices Worksheet for FY2015/2016 and explained there are 50 questions which the township is required to answer by October 16, 2015. The State of New Jersey uses this Best Practices to determine the distribution of state aid. The Clerk stated this year, Sandyston Township scored 90% with 32 yes, 5 no and 13 n/a answers. The Clerk explained many of the n/a answers are questions that do not pertain to Sandyston Township as they are geared to collective bargaining agreements/negotiated contracts, authorities, debt, million dollar contracts and insurance brokers. The Clerk stated the categories for the questions are General Management, Finance, Procurement, Budget Preparation and Presentation, Health Insurance and Personnel. Mayor Harper stated Best Practices goes through all facets of the management of the town and is one test that is given to every town from Newark to Sandyston and if you do not score well your state aid can be reduced. Mayor Harper stated it is a credit to the staff from the Department of Public Works, Clerk, Finance and Land Use who work very hard for the township and commended everyone involved to meet the goal and be at the 90% of the Best Practices. Mayor Harper made a motion to approve the Best Practices Worksheet for submittal, seconded by Committeeman MacDonald and unanimously carried.

Review of Bid Specs for Generators: The Committee reviewed the bid specifications for the purchase and installation of the emergency generators for the DPW garage and Station #2 firehouse building, which is being financed by a grant which was received from FEMA. There was a brief discussion regarding insurance requirements, proximity to Sandyston Township requirement and completion days of the project. Committeeman MacDonald requested an additional concrete pad be added for the propane tanks. Committeeman MacDonald made a motion to put this project out to bid, seconded by Mayor Harper and unanimously carried.

Quotes for Painting of Railings/Bollards: The Committee reviewed the quotes received for the painting of the front railing and parking bollards near the fire department bay doors. Three quotes were received: Straight Line Professional Painting in the amount of \$1,050, RB Painting Plus Home Improvements in the amount of \$1,340 and Nelson Painting, LLC in the amount of \$2,100. Mayor Harper stated Straight Line Professional Painting will be unable to meet the Business Registration and insurance requirements. Mayor

Harper made a motion to approve RB Painting, pending receipt of the proper insurance, seconded by Deputy Mayor Leppert and unanimously carried.

Review of Land Auction Ordinance – set minimum bids/U.S.T. Tank Certifications: The Committee reviewed a draft ordinance for the public auction of municipal properties acquired through In Rem foreclosure. Mayor Harper asked if the Committee would like to set minimum bids for the properties for the auction and if the Committee wanted the township attorney and the Clerk to handle the auction or if the Committee wished to do the auction as they have done in the past. After a brief discussion, the Committee decided the public auction to be held on Tuesday, December 15, 2015, at the beginning of the Township Committee meeting that evening at 7:00 pm, and requested the township attorney attend the meeting. Committeeman MacDonald made a motion to not set a minimum bid for the properties, seconded by Deputy Mayor Leppert and unanimously carried.

Use of Building Request: Sandyston Recreation “Clean Communities”: Sandyston Recreation has requested to use the parking lot for their Clean Communities event to be held on Sunday, October 25, 2015 from 10:30 am to 12:30 pm. Mayor Harper made a motion to approve this use, seconded by Committeeman MacDonald and unanimously carried.

Use of Building Request: Sandyston Recreation “Trunk or Treat”: Sandyston Recreation has requested to use the parking lot and meeting hall for their Trunk or Treat event to be held Friday, October 30, 2015 from 5:00 pm to 9:00 pm. Mayor Harper made a motion to approve this use, seconded by Committeeman MacDonald and unanimously carried.

Use of Building Request: Sussex County SHIP: Sussex County SHIP has requested to come to the municipal building on Monday, November 2, 2015 between 12 pm and 4 pm (coinciding with the Senior Citizen meeting). Mayor Harper made a motion to approve this use, seconded by Deputy Mayor Leppert and unanimously carried.

Use of Building Request: Kittatinny Midget Football League: Kittatinny Midget Football League has requested use of the meeting hall for their end of season party on Sunday, November 15, 2015 between 2:30 pm and 5:30 pm. Mayor Harper made a motion to approve this use, seconded by Deputy Mayor Leppert and unanimously carried.

Application for Blue Light Permit Renewal: The Committee reviewed the renewal application for the Blue Light Permit of Charles Juckett, a member of the fire department/fire police. Mayor Harper made a motion to approve this renewal application, seconded by Committeeman MacDonald and unanimously carried.

Resolutions:

**SANDYSTON TOWNSHIP
R-62-2015**

**A RESOLUTION REQUESTING APPROVAL OF THE DIRECTOR OF THE DIVISION OF LOCAL
GOVERNMENT SERVICES TO ESTABLISH AN ANIMAL CONTROL FEES TRUST FUND**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimate in advance; and

WHEREAS N. J. A. C. 5:30-15 allows municipalities to receive amounts for costs incurred for a Dedicated Trust by Rider for Animal Control Fees Trust Fund; and

WHEREAS, N.J.S.A. 40A:4-39 provides that the Director of the Division of Local Government Services may approve expenditures of monies by dedication by rider.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Sandyston, County of Sussex, and State of New Jersey as follows:

1. The Township Committee of the Township of Sandyston hereby requests permission of the Director of the Division of Local Government Services to pay expenditures for an Animal Control Fees Trust Fund.
2. The Municipal Clerk of the Township of Sandyston is hereby directed to forward two certified copies of this resolution to the Director of the Division of Local Government Services.

The Committee reviewed **R-62-2015**. The Clerk noted a review of the Dedications By Rider found there was no formal Dedication by Rider for the Animal Control Trust Funds. Per a discussion with the auditor, the Clerk has submitted this resolution to correct this matter. Mayor Harper made a motion to approve **R-62-2015**, seconded by Deputy Mayor Leppert and unanimously carried.

SANDYSTON TOWNSHIP

R-63-2015

RESOLUTION FOR THE ALLOCATION OF \$7,564 TO THE SANDYSTON/MONTAGUE/WALPACK MUNICIPAL ALLIANCE FOR THE PROVISION OF SUBSTANCE ABUSE PREVENTION PROGRAMS AND AUTHORIZATION FOR THE MAYOR, CHIEF FINANCIAL OFFICER, ALLIANCE CHAIRPERSON AND ALLIANCE COORDINATOR TO EXECUTE THE AGREEMENT

WHEREAS, there exists a need in Sussex County to provide substance abuse prevention programs to its residents; and

WHEREAS, the New Jersey Governor's Council on Alcoholism and Drug Abuse (hereinafter referred to as "Council"), pursuant to N.J.S.A. 26:2BB-1 et seq. and N.J.A.C. 17:40-1.1 et seq., has awarded a grant to the County of Sussex in response to the Request for Proposal submitted by the Sussex County Division of Community and Youth Services for the Action Municipal Alliance Coalition; and

WHEREAS, funding, in the amount of \$7,564 for this agreement covering the period July 1, 2015 through June 30, 2016 to provide substance abuse prevention programs for the residents of Sussex County, has been appropriated in the 2015 County budget; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Chosen Freeholders allocated \$7,564.00 to the Sandyston/Montague/Walpack Municipal Alliance for the provision of substance abuse prevention services and have provided an Agreement requiring the signatures of the Mayor, Chief Financial Officer, Alliance Chairperson and Alliance Coordinator; and

BE IT FURTHER RESOLVED that the Township Committee of the Township of Sandyston hereby approves the agreement and authorizes Mayor, Chief Financial Officer, Alliance Chairperson and Alliance Coordinator to execute said agreement for these services; and

BE IT FURTHER RESOLVED that certified copies of this Resolution and Agreement be provided to the Sussex County Board of Chosen Freeholders; Amanda Lobban, Clerk of Sandyston Township; Jessica Caruso, CFO & Alliance Chairperson and Kerry Deckert, Alliance Coordinator for Sandyston Township.

The Committee reviewed **R-63-2015**. Mayor Harper made a motion to approve **R-63-2015**, seconded by Committeeman MacDonald and unanimously carried.

**SANDYSTON TOWNSHIP RESOLUTION
R-64-2015
A RESOLUTION TO REDEEM TAX SALE CERTIFICATE 2007-02**

WHEREAS, Jessica M. Caruso, Tax Collector, has received \$18,742.35 for the redemption of Tax Sale Certificate 2013-003 on Block 502 Lot 43 and is requesting that \$18,742.35 plus a \$2,600.00 premium which was paid at the tax sale and the Township is holding for a total of \$21,342.35 be refunded to the lien holder, US Bank Cust for Pro Cap II, LLC, 50 South 16th St.- Suite 1950 Philadelphia, PA 19102.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Sandyston, County of Sussex, State of New Jersey to authorize the Tax Collector to refund \$18,742.35 plus a \$2,600.00 premium which was paid at the tax sale and the Township is holding for a total of \$21,342.35 for the redemption of Tax Sale Certificate 2013-003 on Block 502, Lot43 to the lien holder US Bank Cust for Pro Cap II, LLC, 50 South 16th St.- Suite 1950 Philadelphia, PA 19102.

The Committee reviewed R-64-2015. Mayor Harper made a motion to approve R-64-2015, seconded by Committeeman MacDonald and unanimously carried.

Ordinances:

**SANDYSTON TOWNSHIP
ORDINANCE 2015-08
AN ORDINANCE TO AMEND CHAPTER 69 OF THE CODE OF THE TOWNSHIP OF SANDYSTON,
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 of the Code of the Township of Sandyston, New Jersey, entitled "Fees", is hereby amended as follows:

69-1 Schedule of fees.

Miscellaneous

Certificate of Continued Occupancy (CCO)..... \$50
Certificate of Continued Occupancy (CCO) Reinspect Fee..... \$40

69-2. Repealer.

All sections of the Municipal Code of the Township of Sandyston, County of Sussex, State of New Jersey, which are inconsistent with the provisions of this chapter are hereby repealed.

The Committee reviewed Ordinance 2015-08. Mayor Harper made a motion to approve Ordinance 2015-08, seconded by Committeeman MacDonald and unanimously carried. Roll Call Vote followed: Ayes: MacDonald, Leppert, Harper: Nays 0; Absent: 0; Abstain 0. Mayor Harper noted there would be a public hearing on this ordinance on Tuesday, November 10, 2015 at 9:00 am.

**SANDYSTON TOWNSHIP
ORDINANCE 2015-09
AN ORDINANCE AMENDING CHAPTER 150 OF THE ZONING ORDINANCE, ARTICLE XI ENTITLED
"ADMINISTRATION AND ENFORCEMENT"**

BE IT ORDANAINED, by the Township Committee of the Township of Sandyston that Chapter 150 Article XI Entitled "Administration and Enforcement" Section 150-55, Letter B, Number 4 is amended as follows:

ARTICLE XI

Administration and Enforcement

150-55. Building permits and plans.

B. Zoning Permits.

4. An Application fee of \$20, payable to Sandyston Township, shall be assessed for a zoning permit to provide for the cost of reviewing such application.

Repealer.

All sections of the Municipal Code of the Township of Sandyston, County of Sussex, State of New Jersey, which are inconsistent with the provisions of this chapter are hereby repealed.

The Committee reviewed **Ordinance 2015-09**. Mayor Harper made a motion to approve **Ordinance 2015-09**, seconded by Deputy Mayor Leppert and unanimously carried. **Roll Call Vote followed: Ayes: MacDonald, Leppert, Harper: Nays 0; Absent: 0; Abstain 0.** Mayor Harper noted there would be a public hearing on this ordinance on Tuesday, November 10, 2015 at 9:00 am.

**SANDYSTON TOWNSHIP
ORDINANCE #2015-010
AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN LANDS IN THE TOWNSHIP OF SANDYSTON
TO BE SOLD AT PUBLIC SALE
IN ACCORDANCE WITH N.J.S.A. 40A:12-13(b)(5)**

WHEREAS, the Sandyston Township Committee has determined that various tracts of municipally owned land, as shown on Schedule A attached, consisting of undersized parcels of land, are no longer necessary for municipal purposes and as such shall be sold at public sale in accordance with N.J.S.A. 40A:12-13(b)(5), and

WHEREAS, the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq., authorizes the sale by municipalities of any real property, capital improvement, or personal property no longer needed for public use,

NOW, THEREFORE, BE IT ORDAINED by the Sandyston Township Committee that municipally owned land contained in Schedule A shall be offered for sale by open public auction on **Tuesday, December 15, 2015 at 7:00 pm** at the Sandyston Township Municipal Building, 133 Route 645, Sandyston, NJ 07826. The property is being sold by the Township "as is".

BE IT FURTHER ORDAINED, in accordance with N.J.S.A. 40A:12-13(b)(5), the property is being offered to the public as they are undersized lots that will be combined upon purchase.

BE IT FURTHER ORDAINED, the following terms and conditions shall apply:

1. The Township Committee reserves the right to reject all bids.
2. The successful bidder must pay all document preparation, advertising and related costs.

Potential Bidders are advised:

- A. To conduct all necessary title searches prior to the date of the sale
- B. That the descriptions of the properties are intended as a general guide only and may not be accurate. No representations of any kind are made by the Township of Sandyston as to the

conditions of the property; the premises are being sold in their present conditions "as is".

- C. A percolation test may be performed, at the expense of the prospective bidder, prior to the date of sale according to the provisions of the Health Code of the Sussex County Department of Environmental and Public Health Services. Anyone wishing to have a test performed shall contact the Sussex County Department of Environmental and Public Health Services.
- D. That the sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey and the Township of Sandyston.
- E. That no employee, agent or officer of the Township of Sandyston has any authority to waive, modify or amend any of the conditions of the sale.
- F. The property will be conveyed by a Quit Claim Deed and such conveyance shall be subject to all covenants, restrictions, reservations and easements established of record or by prescription and without representation as to character of title of the property to be conveyed.

3. Additional Terms the Successful Bidder must comply with:

- A. Bidder shall deposit cash, check or money order in the amount of not less than 10% of the bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township will re-auction the property at the same sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.
- B. Where applicable, the property purchased shall be merged with the bidder's existing property. The successful bidder shall present to the Township Clerk two weeks prior to the time of closing, a copy of a deed showing that the bidder's existing property and the purchased property are described as one lot.
- C. Pay at the time of closing:
 - (1) The balance of the purchase price
 - (2) Legal fees incurred by the Township for transfer of title
 - (3) The proportionate cost of advertisement of the sale
 - (4) The cost of recording deeds and agree that deeds shall be recorded on behalf of the purchaser by the Township Attorney.
- D. To pay prorated real estate taxes for the balance of the current year as of the date of closing.
- E. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulate that this sale will not be used as grounds to support any variance from the regulations.
- F. That the failure to close title as agreed shall forfeit to the Township of Sandyston any and all money deposited with the Township.

- G. That the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of this State as grounds to support a challenge of the existing assessments with regard to other properties.
 - H. That the title shall close on or before 55 days from date of auction, and that date shall be considered time of the essence.
 - I. The Township reserves the right to withdraw the offer of sale and reject any and all bids.
 - J. All sales are subject to final approval by the Township Committee.
 - K. Parties interested in submitting bids and who require additional information, should contact Amanda Lobban, Municipal Clerk, Sandyston Township Municipal Building, 133 Route 645, Sandyston, New Jersey 07826.
4. The Township does not warrant or certify title to the property and in no event shall the Township of Sandyston be liable for any damages to the purchaser/successful bidder if title is found unmarketable for any reason and the purchaser/successful bidder waives any and all right in damages or by way of liens against the Township, the sole remedy being the right to receive a refund, prior to closing, of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to the premises prior to the closing. In the event of closing and later finding of defect of title, the Township shall not be responsible for the same, shall not be required to refund money or correct any defect in title or be held liable for damages.
 5. Acceptance of the bids shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms of conditions of the sale herein contained.
 6. The sale is subject to all of the terms and conditions as provided for in the Notice of Sale.
 7. In the event two or more adjoining property owners submit identical bids which meet or exceed the bid price, a public sale shall take place on the date and time provided for in Section 4 of this Ordinance after all bids have been opened. The terms of the public sale shall be to the highest bidder with a 10% deposit and the balance paid by 55 days after auction. All other terms and conditions of this Ordinance shall apply to the public sale.
 8. *Two properties have a certification provided by Eco Logic Environmental certifying there is no presence of underground storage tanks on the property: 8 Lakeside Avenue – Certification Number 15ITL809 - (Block 502 Lot 53) and 197 Route 206 South – Certification Number 15ITL810 - (Block 1105 Lot 9).*
 9. *8 Lakeside Avenue (Block 502 Lot 53) has an above-ground storage tank located on the property.*

This Ordinance shall take effect upon final passage, approval and publication as required by law.

**SCHEDULE "A"
TOWNSHIP OWNED PROPERTIES**

<u>Property Location</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage/Lot Size</u>
8 Lakeside Avenue	502	53	1.72 acres

Route 206 South	1101	14	.0065 acres
Route 206 South	1101	16.01	1.398 acres
Route 206 South	1102	10.01	1.929 acres
197 Route 206	1105	9	1.06 acres
East Shore Trail	1701	6	120 x 100 lot
East Shore Trail	1812	14	80x183 lot

The Committee reviewed **Ordinance 2015-10**. Mayor Harper made a motion to approve **Ordinance 2015-10**, seconded by Committeeman MacDonald and unanimously carried. **Roll Call Vote followed:** Ayes: MacDonald, Leppert, Harper: Nays 0; Absent: 0; Abstain 0. Mayor Harper noted there would be a public hearing on this ordinance on Tuesday, November 10, 2015 at 9:00 am.

Correspondence: The Committee reviewed the correspondence. Mayor Harper noted a request by the Sandyston Township Historical Society, Inc., to have permission to put wreaths and American Flags on the lamp posts in Layton and to initiate a fund-raiser to provide for the purchase of these items. Mayor Harper made a motion to allow the historical society put wreaths and American Flags on the lamp posts in Layton and any necessary hardware, seconded by Deputy Mayor Leppert and unanimously carried.

Mayor Harper noted an upcoming meeting between with The Land Conservancy of New Jersey, Sussex County Open Space Committee and County Division of Planning on Thursday, October 29th at 10:30 AM to discuss the update to the Sussex County Open Space and Recreation Plan. Mayor Harper is planning on attending this meeting.

Mayor Harper noted the upcoming meeting on Tuesday, October 20, 2015, with the NJ Legislature to be held at the Sparta Township Municipal Building. Committeeman MacDonald is planning on attending this meeting.

Mayor Harper noted the Notice of Violation which was sent to 18 Bevans, LLC and provided a copy to Mr. Joe Salokas. The Clerk noted the Land Use Administrator and Code Enforcement have been working on the matter. Mayor Harper stated the October meeting of the Planning Board was cancelled and the matter will be discussed at the November Planning Board meeting.

Open Meeting To Floor:

Mayor Harper made a motion to open the meeting to the public, seconded by Deputy Mayor Leppert.

There being no further public comment, Committeeman MacDonald made a motion to close the meeting to the public, seconded by Mayor Harper.

Mayor Harper read through the list of upcoming events:

Township Meeting:	Tuesday, October 13, 2015, 2015 at 7:00 pm
Planning Board:	Monday, September 14, 2015 at 7:00 pm
Planning Board:	Monday, October 5, 2015 at 7:00 pm
Seniors Meeting:	Tuesday, October 6, 2015 at 12:00 pm
DVUMC Chicken BBQ (take-out)	Saturday, September 12, 2015
Recreation Meeting	Tuesday, September 22, 2015 at 6:30 pm
Walpack Wilderness Challenge	Saturday, September 26, 2015 9 am start

Sussex County Firemen's Parade
Free Rabies Clinic at DPW Garage
Tire Day sponsored by Clean Communities
Gobble Hobble 5K

Saturday, October 3, 2015 @ Hopatcong
Saturday, October 10, 2015 10 am – 12 pm
Saturday, October 10, 2015 9 am to 1 pm
Thursday, November 26, 2015

The Clerk stated a Gypsy Moth Survey was performed and the township will be receiving a letter from that agency within the next few weeks.

The Clerk stated the K-P Home Remodelers, LLC is looking to begin work on the mezzanine level of the municipal building within the next few weeks.

Mayor Harper stated we are working to find a Black Walnut Tree to replace the tree that was taken down for the CR50 Streetscape Phase III project.

Adjournment: Committeeman MacDonald made a motion to adjourn the meeting at 8:00 pm seconded by Deputy Mayor Leppert and unanimously carried.

Respectfully submitted,



Amanda F. Lobban, RMC
Municipal Clerk