

**MAYOR AND COUNCIL
WORK SESSION AND
AGENDA MEETING
December 9, 2014
7:00 P.M.**

CALL TO ORDER

SALUTE TO COLORS

Mayor Maio invited all those present to stand in a salute to the colors.

MAYOR'S STATEMENT AS TO COMPLIANCE WITH P.L. 1975

Adequate Notice of this Meeting has been provided according to the Open Public Meetings Act, Assembly Bill 1030. Notice of this Meeting was included in the Annual Meeting Notice sent to the New Jersey Herald and the Daily Record on January 8, 2014 and was placed on the Official Bulletin Board in the Municipal Building.

In the event the Mayor and Council have not addressed all items on this Agenda by 11:00 PM and they are of the opinion that they cannot complete the Agenda in a reasonable time period, the Mayor and Council may exercise their option to continue this meeting at an agreed to date, time and place within ten (10) days of this meeting. Please turn off all cell phones for the duration of this meeting.

ROLL CALL

Council Members:

Councilwoman Zdichocki – present
Councilman Thornton - present
Councilwoman Kuncken - present

Councilman Depew – present
Councilwoman Thistleton – present
Councilman Benson – present

Mayor Maio – present

ADMINISTRATOR'S REPORT

Energy Aggregation – Administrator McNeilly stated the Energy Aggregation auction will take place on December 12, 2014 from 11:00AM to 11:30AM. The Borough will receive the pricing information prior to the meeting on December 16, 2014. Mr. Stein, Borough Attorney, has recommended that the resolution, which was provided by Concord Engineering, be placed on the agenda for the meeting of December 16th in order to move forward if the rates are acceptable. The signed agreements would have to be received by Concord Engineering no later than 4:00 PM on December 18th.

Water Tower – Administrator McNeilly stated all repairs to the water tower have been made. Alpine Painting has been back charged for the cost associated for the repair.

Fence/Gate Project – Administrator McNeilly stated the fencing at the water tower is 99% complete. The next phase is to install the motorized gates. A remote opener will be located in each vehicle which requires entrance to the water tower site.

James Street/Route 183/206 Highway Sidewalk – Administrator McNeilly reported Eric Keller, Borough Engineer, has made a request to the State to allow the two projects to be combined. A response has not been received to date. Administrator McNeilly anticipates that Mr. Keller will be attending the January 13th Council meeting with a project update. Mayor Maio stated the Governing Body had requested design changes. Administrator McNeilly stated several of the business owners have been contacted regarding the sidewalk project. A brief discussion took place regarding the parking issues for the businesses located in the area where the sidewalk will be installed. Administrator McNeilly stated when the official drawings are available he will contact the Black Forest Restaurant and the other businesses.

Water Tower - Councilman Thornton asked Administrator McNeilly what the charge back amount was to Alpine Painting. Administrator McNeilly replied the amount is approximately \$2,500.

Bills List - Councilwoman Kuncken asked Administrator McNeilly who made the decision not to have a bills list for tonight's meeting and why. Administrator McNeilly replied he and the CFO made the decision. Mayor Maio stated those responsible for signing the bills were not informed. Administrator McNeilly apologized.

Water Pressure Issue - Administrator McNeilly stated on Thanksgiving day there was a low pressure incident on the high side of town. The pressure returned by the evening but occurred again the next day. The float inside one of the reservoirs was bad. Administrator McNeilly stated the parts were not available until Monday. Every six hours Bill Storms, DPW Superintendent, Jason Titsworth and Rob Depew alternated and turned the system on and off. The system has been repaired.

Energy Aggregation - Councilwoman Zdichocki stated her electric service is on the same grid as Hopatcong and asked if being on the Hopatcong grid will affect the energy aggregation program. Administrator McNeilly stated the energy aggregation program will not be affected. The program deals with electric generation not where the electric transmission occurs.

WORK SESSION

Reorganization Meeting (Location) – Mayor Maio stated the Governing Body members have all received the reorganization meeting packet. The reorganization meeting will be held at the American Legion on January 6th at 7:00PM. Mayor Maio asked Administrator McNeilly to confirm the date with the American Legion. Mayor Maio stated it is her intent to reappoint the current professionals. There are some positions on the boards and commissions that will not be filled in time for the reorganization meeting. Mayor Maio stated Jim Benson has agreed to be an alternate member of the Land Use Board. The committee assignments will remain the same with Tom Romano replacing Councilman Benson on the Finance Committee and Technology Committee. Mayor Maio asked the Governing Body for any comments on the reorganization meeting. The Governing Body had no comments or changes.

Sale of 67-69 Main Street & Kynor/Leo Avenue Properties – Mayor Maio stated a discussion took place at the last council meeting regarding Judy Togno's (Weichert Realtor) recommendations for the sale of 67-69 Main Street and Kynor and Leo Avenues. The goal is not the income from the sale of the properties. The goal is to have the properties placed back on the tax roll. Mayor Maio stated Ms. Togno's recommendation is to list the minimum bid at \$25,000 each for the three properties located at Kynor and Leo Avenues. The properties do not have any water or sewer services but are buildable lots. Administrator McNeilly stated there is a well located on Kynor Avenue near one of the lots.

Mayor Maio stated a \$50,000 minimum bid for the Main Street property is a good round figure but in her opinion the price should be dropped to allow for bidding between potential buyers. Councilwoman Kuncken stated at the last meeting the minimum bid price of \$35,000 was suggested with the consensus being if the property sold for that amount at least it would be back on the tax roll. Mayor Maio stated the restrictions on the property are simple. The first floor will be commercial space and the second floor will be residential.

Mayor Maio asked the Governing Body to set the minimum bids for the properties. The Governing Body agreed to set each of the Kynor/Leo Avenue properties at \$25,000 and the Main Street property at \$35,000. Mayor Maio asked Administrator McNeilly to contact Judy Togno, Weichert Realtor, with the bid prices.

Administrator McNeilly stated there are other Borough owned properties which residents have inquired about purchasing. Those individuals have been instructed to send a letter to the Mayor and Council.

Abandoned Properties - Mayor Maio asked Administrator McNeilly for the status on the number of abandoned homes in the Borough. Administrator McNeilly replied that Arlene Fisher, Code Enforcement Official, inspected some of the properties yesterday. Mayor Maio asked Administrator McNeilly to have Ms. Fisher prepare a status report on the abandoned homes for the January meeting which would include the number of homes and any discussions Ms. Fisher has had regarding the properties.

NEW BUSINESS

RESOLUTIONS

Mayor Maio offered the following resolutions which were read by title:

Resolution 188-14

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, the Tax Collector has received payment for the redemption of Tax Title Lien No. 2012-18, representing 2011 property taxes and/or utility charges on Block 11501, Lot 2 C0268, known as 14268 Dell Place, assessed to Lydia Belott, and;

WHEREAS, the Tax Collector certifies that reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To Lienholder:	Stuart Lasher P.O. Box 83 Milltown, New Jersey 08850
Redemption Amount:	Tax Title Lien #2012-18 and Interest to Date of Meeting \$ 4,267.99 Premium Paid by Lienholder <u>0.00</u>
Total From Current Fund:	\$ 4,267.99
Total From Tax Premium Account	0.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough Treasurer be authorized to prepare the necessary check as stated above and to forward same to the lien holder.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer/Tax Collector.

On motion by Councilwoman Kuncken, seconded by Councilman Benson and unanimously carried by voice vote the foregoing resolution was duly adopted.

Resolution 189-14

**RESOLUTION AUTHORIZING REFUND OF
REDEMPTION MONIES TO OUTSIDE LIEN HOLDER**

WHEREAS, the Tax Collector has received payment for the redemption of Tax Title Lien No. 2014-016, representing 2013 property taxes and/or utility charges on Block 11103, Lot 25, known as 6 Hill Road, assessed to David Rivera, and;

WHEREAS, the Tax Collector certifies that reimbursement is now required to be made to the following lien holder for the required redemption amounts as shown below:

To Lienholder:	US Bank Cust for BV001 Trust 50 S. 16 th Street, Suite 1950 Philadelphia, PA 19102-2513
Redemption Amount:	Tax Title Lien #2014-016 and Interest to Date of Meeting \$ 960.32 Premium Paid by Lienholder <u>600.00</u>
Total From Current Fund:	\$ 960.32
Total From Tax Premium Account	600.00

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Stanhope, County of Sussex, State of New Jersey, that the Borough Treasurer be authorized to prepare the necessary check as stated above and to forward same to the lien holder.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Borough Chief Financial Officer/Tax Collector.

On motion by Councilman Benson, seconded by Councilman Depew and unanimously carried by voice vote the foregoing resolution was duly adopted.

Resolution 190-14

**SAFE AND SECURE COMMUNITIES
PROGRAM -
RESOLUTION APPROVING PARTICIPATION
WITH THE STATE OF NEW JERSEY FEDERAL
GRANT PROGRAM ADMINISTERED BY THE
DIVISION OF CRIMINAL JUSTICE,
DEPARTMENT OF LAW AND PUBLIC SAFETY**

WHEREAS, the Mayor and Council of the Borough of Stanhope wishes to apply for funding of approximately \$30,000 with a match of \$100,332 for an approximate project total cost of \$130,332 for a project under the State of New Jersey Safe and Secure Communities Program; and

WHEREAS, the Mayor and Council of the Borough of Stanhope have reviewed the accompanying application and have approved said request; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Borough of Stanhope for the purpose described in the application;

NOW, THEREFORE, BE IT RESOLVED the Mayor and Council of the Borough of Stanhope that:

- 1) As a matter of public policy the Mayor and Council of the Borough of Stanhope wishes to participate to the fullest extent possible with the Department of Law and Public Safety.
- 2) The Attorney General of New Jersey will receive funds on behalf of the applicant.
- 3) The Division of Criminal Justice shall be responsible for the receipt and review of the applications for said funds.
- 4) The Division of Criminal Justice shall initiate allocations to each applicant as authorized by law.

On motion by Councilwoman Kuncken, seconded by Councilwoman Zdichocki and unanimously carried by the following roll call vote the foregoing resolution was duly adopted.

Mayor Maio stated the Borough has enrolled in this program every year.

Roll Call:

Councilwoman Zdichocki – yes	Councilman Depew – yes
Councilman Thornton – yes	Councilwoman Thistleton – yes
Councilwoman Kuncken - yes	Councilman Benson – yes

Mayor's Acceptance of Resignation

Resolution 191-14

**MAYOR'S ACCEPTANCE OF RESIGNATION OF
MAUREEN KAMAN, TAX ASSESSOR, WITH
COUNCIL CONCURRENCE**

THEREFORE, BE IT RESOLVED by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's acceptance of Maureen Kaman's resignation as Tax Assessor, effective December 31, 2014.

Mayor Maio stated Maureen Kaman is leaving after twenty one years of service to the Borough.

On motion by Councilwoman Kuncken, seconded by Councilman Benson and unanimously carried by voice vote the foregoing resolution was duly adopted.

Resolution 192-14

**MAYOR'S APPOINTMENT OF JASON LALIKER AS
TAX ASSESSOR WITH COUNCIL CONCURRENCE**

Mayor's appointment of Jason Laliker as Tax Assessor with Council concurrence.

BE IT RESOLVED by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's appointment of Jason Laliker as Tax Assessor effective January 1, 2015 to fill the unexpired term of Maureen Kaman, said term to expire on June 30, 2015, at an annual salary of \$19,000.00

On motion by Councilman Benson, seconded by Councilwoman Kuncken and unanimously carried by voice vote the foregoing resolution was duly adopted.

Mayor Maio stated there were eight to ten applicants for the Tax Assessor position. Mayor Maio stated she and Administrator McNeilly interviewed four well qualified applicants. The Finance Committee attended a second interview with two of the candidates and Mr. Laliker was the successful candidate. Mr. Laliker will start as of January 1, 2015 and his hours will be on Wednesday from 9:30AM to 12:30PM and by appointment. Mr. Laliker has been hired without any benefits; no holidays, no sick days, and no pension, which he is aware of. Mr. Laliker's salary is \$19,000 per year. Mayor Maio stated this will be a considerable savings due to the fact that Ms. Kaman was here for twenty one years. Mr. Laliker is a bright young man with experience at Appraisal Systems. Appraisal Systems is the company responsible for the Borough re-evaluations which have been done over the past several years. Mr. Laliker is leaving Appraisal Systems and is the Tax Assessor for three other towns; Fredon Township, Lafayette Township and the Borough of Hamburg. Mayor Maio stated one of the things that impressed those of us who interviewed Mr. Laliker is his familiarity with the County Tax Board and the technical knowledge that he possesses.

AGENDA ITEMS

All items listed on the Agenda for December 16, 2014 were approved.

CITIZENS TO BE HEARD

Mayor Maio opened the meeting to the public after advising attendees that there is a five (5) minute time limit for each speaker.

Seeing no one from the public wishing to speak, Mayor Maio closed the public portion of the meeting.

Councilwoman Zdichocki, on behalf of the Recreation Commission, extended thanks to all the individuals who assisted with the tree lighting. More residents than usual attended the tree lighting and the reception which was held at the Presbyterian Church. Mayor Maio congratulated the Recreation Commission on the successful event. Councilwoman Zdichocki stated many positive comments were received on how nice the tree looks.

ADJOURNMENT

On a motion by Councilwoman Kuncken, seconded by Councilman Depew, and unanimously carried by voice vote the meeting was adjourned at 7:37 P.M.

Approved:

Linda Chirip
Deputy Clerk for
Ellen Horak
Borough Clerk