

**MAYOR AND COUNCIL  
WORK SESSION AND  
AGENDA MEETING  
August 9, 2016  
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 6, 2016 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:

Councilman Depew – present	Councilwoman Thistleton – present
Councilwoman Kuncken - present	Councilman Thornton – absent
Councilman Romano – present	Councilwoman Zdichocki – present

Mayor Maio – present

**WORK SESSION**

Sagamore Cul de Sac– Mayor Maio advised that Tilcon contacted the Borough Engineer yesterday and informed him they had an opening and wanted to mill Sagamore Road tomorrow afternoon and pave the road on Thursday. Mayor Maio spoke to the Borough Engineer, Administrator and Bill Storms and it was agreed that the road was ready and they should start the project. There was a concern about the short notice and the weather. Notification was distributed to the residents and, in the event the work cannot be done due to the weather, the residents will again be notified. Mayor Maio added if the work was not done now, it would not be done until the end of the month or longer.

Main Street Lighting – Bid Opening – Mayor Maio stated the bid opening for the Main Street Decorative Lighting Phase II project was held this morning. The Clerk prepared a memorandum outlining the bid results. The Borough received three bids, all of which were higher than the estimate. There is a \$23,000 difference between the Borough's estimate and the lowest bid. They also received a letter from Mr. Stein indicating the Governing Body needs to make a decision as to whether to award the contract and fund the project. Mayor Maio expressed her opinion that the project should be done; however, the CFO needs to be consulted before making any decision. The Governing Body agreed they should hold-off on making a decision until the CFO returns from vacation. Mayor Maio stated the low bidder is using Tiffany Lighting as the subcontractor. She added that Tiffany Lighting is the contractor who did the original lights on Main Street.

Port Morris Reclamation Project – Mayor Maio stated a pre-construction meeting was held today on the project. They were originally told it would be 2 to 3 weeks before the start of the project; however, the subcontractor indicated today that they may be able to start next week or the week after. The Borough Engineer was to meet with the subcontractor after the meeting to inspect the site. The project has a 45-day window and the clock starts this coming Monday (August 15).

Miss Stanhope – Mayor Maio spoke about an article in the New Jersey Herald and noted Miss Stanhope was one of the seven finalists at the Queen of the Fair Pageant. The Governing Body offered congratulations to Miss Stanhope.

Energy Audit – Mayor Maio stated the present contract expires October 31 and they will have to go back out to bid. The Passaic County Co-op will not be the bid agent. A sample ordinance was sent to Mr. Stein for his review and, since Concord Energy is an authorized agent, they can be the bid agent for the Borough. Representatives from Concord Energy were present in the public and Mayor Maio asked them to come forward. Wendy Molner advised that the bid will be held on November 9. Passaic County Co-op will not be renewing so they need to establish a new co-op. They already have 5 to 6 towns from Warren County together with 3 towns from Sussex County. There needs to be a “lead agent” in order to have a co-op. Since this will be a different co-op, residents will have to opt-out. They will do a public outreach program similar to the last one. Ms. Molner stated they are trying to have the service extended to March and will let the Borough know if they are successful. Residents will not be notified about the extension. Mayor Maio said Borough residents seem to be happy with the program and are saving money. An ordinance authorizing the Borough to utilize Concord for the E-Procurement of energy generation for the Borough will be placed on the August 23 agenda for introduction.

Amendment to Village Business Zone Ordinance – Mayor Maio noted the Borough adopted an ordinance expanding the Village Business Zone on Main Street. When the Land Use Board prepared the Master Plan Re-Examination, they indicated they wanted the Village Business Zone extended to the end of Main Street; where it meets Route 183, and they listed particular blocks and lots. There are three parcels of land that were left off of the list. Mr. Stein advised that the Governing Body needs to adopt an ordinance amending the original ordinance because the intent was clear in the verbiage. An ordinance amending the original ordinance is on the agenda for introduction.

## **NEW BUSINESS**

### **ORDINANCES**

Mayor Maio offered the following ordinance for Introduction and First Reading which was read by title:

*Ordinance for Introduction and First Reading [Public Hearing August 23, 2016]*

#### **Ordinance 2016-09**

#### **AN ORDINANCE OF THE BOROUGH OF STANHOPE, SUSSEX COUNTY, NEW JERSEY AMENDING ORDINANCE 2016-06 FINALLY ADOPTED ON JULY 26, 2016 CONCERNING THE EXPANSION OF THE VILLAGE BUSINESS ZONE**

**WHEREAS**, the Borough of Stanhope Land Use Board heretofore undertook a Master Plan Re-Examination pursuant to the provisions of N.J.S.A. 40:55D-89; and

**WHEREAS**, the Governing Body of the Borough of Stanhope has accepted the findings, conclusions and recommendations of the Master Plan Re-Examination Report; and

**WHEREAS**, said Master Plan Re-Examination Report recommended the expansion of the Village Business zone; and

**WHEREAS**, on July 26, 2016, the Borough finally adopted Ordinance 2016-06 to include additional properties in the Village Business Zone; and

**WHEREAS**, the recommendations set forth in the Master Plan Re-Examination inadvertently omitted Block 11301, Lots 5, 6 and 7, which were intended to be included in the expanded Village Business Zone;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Stanhope that Ordinance 2016-06 be amended to read as follows:

**SECTION 1.** The following properties are hereby re-zoned from the Historic Village Residential (HVR) zone to the Village Business (VB) zone:

- Block 11206, Lots 1 through 5
- Block 11301, Lots 5, 6 and 7
- Block 11303, Lots 1 and 2
- Block 11302, Lots 1 through 8
- Block 11304, Lots 18 through 31

**SECTION 2.** The Borough Zoning Map established in Section 100-51 “District Boundaries Established” of the Land Development Ordinance of the Borough of Stanhope is hereby revised to incorporate the property zone changes set forth in Section 1 of this Ordinance.

**SECTION 3.** This Ordinance shall take effective upon passage and publication as required by law.

On motion by Councilman Romano, seconded by Councilman Depew, and unanimously carried by the following roll call vote, the foregoing ordinance was introduced.

Roll Call:

Councilman Depew – yes	Councilwoman Thistleton – yes
Councilwoman Kuncken – yes	Councilman Thornton – absent
Councilman Romano - yes	Councilwoman Zdichocki – yes

On motion by Councilman Romano, seconded by Councilman Depew, and unanimously carried by voice vote, the Mayor and Council instructed the Borough Clerk to post the ordinance and authorized publication of same.

## **RESOLUTIONS**

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

### **Resolution 126-16**

### **RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF STANHOPE AUTHORIZING THE RENEWAL OF LIQUOR LICENSE TO LICENSE HOLDER IN THE BOROUGH**

**WHEREAS**, the liquor license renewal application submitted is complete in all respects, the renewal fees have been paid, Tax Clearance Certificate received, the license has been reviewed, and the premises inspected;

**NOW, THEREFORE, BE IT RESOLVED** that the statutory requirements thereto having been fulfilled, the application for renewal of liquor license be granted and the Borough Clerk be authorized to complete, sign and deliver said license on behalf of the Mayor and Council to the below named applicant, said license being renewed for the period July 1, 2016 to June 30, 2017 in the Borough of Stanhope, County of Sussex, New Jersey:

#### ***Plenary Retail Consumption License:***

1919-33-005-009 Sammy’s Italian Food, t/a Sal’s Pizza, 81 Route 183

On motion by Councilwoman Kuncken, seconded by Councilwoman Thistleton and carried by unanimous voice vote, the foregoing resolution was duly adopted.

**CONSENT AGENDA** (All items listed on the Consent Agenda are considered routine by the Borough Council and were enacted by one motion of the Borough Council with no separate discussion.)

### **Resolution 127-16**

### **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. 2015-017, representing 2014 property taxes and/or utility charges on Block 11303, Lot 7, known as 15 New Street, assessed to Ianetti, Valentino A G Jr., 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 Pro Cap 4 & CRDTRS 50 South 16 <sup>th</sup> St, Suite 2050 Philadelphia, PA 19102
Redemption Amount:	Tax Title Lien #2015-017 and Interest to Date of Meeting \$ 1,956.82 Premium Paid by Lienholder <u>1,400.00</u>
Total From Current Fund:	\$ 1,956.82
Total From Tax Premium Account	1,400.00

**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.

**Resolution 128-16 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. 04-12, representing 2003 property taxes and/or utility charges on Block 11501, Lot 2, C0083, known as 583 Dell Place, assessed to Michael J Jones, 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 Pro Cap III, LLC 50 South 16 <sup>th</sup> St, Suite 1950 Philadelphia, PA 19102
Redemption Amount:	Tax Title Lien #04-12 and Interest to Date of Meeting \$ 60,780.17
Total From Current Fund:	\$ 60,780.17

**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 Councilwoman Zdichocki and unanimously carried by the following roll call vote, the foregoing resolutions were duly adopted.

Roll Call:

Councilman Depew – yes	Councilwoman Thistleton – yes
Councilwoman Kuncken – yes	Councilman Thornton – absent
Councilman Romano - yes	Councilwoman Zdichocki – yes

**Mayor's Acceptance of Resignation**

**Resolution 129-16 MAYOR'S ACCEPTANCE OF THE RESIGNATION OF TRACY JENKINS FROM THE STANHOPE RECREATION COMMISSION WITH COUNCIL CONCURRENCE**

**BE IT RESOLVED** by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's acceptance of Tracy Jenkin's resignation as an appointed member on the Recreation Commission, effective immediately.

On motion by Councilwoman Kuncken, seconded by Councilwoman Zdichocki and carried by unanimous voice vote, the foregoing resolution was duly adopted.

**Mayor's Appointment**

**Resolution 130-16**

**MAYOR'S APPOINTMENT OF MARYBETH DiBERNARD TO THE  
BOROUGH OF STANHOPE RECREATION COMMISSION**

Mayor's appointment to the Recreation Commission as follows:

Marybeth DiBernard to fill an unexpired term, said term to expire 12/31/2019

**BE IT RESOLVED** by the Council of the Borough of Stanhope that they do hereby concur with the Mayor's appointment of Marybeth DiBernard as a member of the Recreation Commission, to fill an unexpired 5-year term, with said term to expire December 31, 2019.

On motion by Councilwoman Zdichocki, seconded by Councilwoman Kuncken and carried by unanimous voice vote, the foregoing resolution was duly adopted.

**BILLS LIST**

Councilwoman Kuncken noted since the Administrator and CFO are on vacation, there is no bills list for this meeting. The bills will carry over to the next meeting.

**AGENDA ITEMS**

All items listed on the Agenda for August 23, 2016 were approved.

**CITIZEN'S 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.

Don Drake, 2 Summit Street, complimented the Borough's new website.

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

**ADJOURNMENT**

On a motion by Councilwoman Kuncken, seconded by Councilman Depew, and unanimously carried by voice vote the meeting was adjourned at 7:20 P.M.

Approved:

Ellen Horak, RMC  
Borough Clerk