

Township of Washington
Council Meeting
September 14, 2011
Washington Township Municipal Building
7:00 P.M.

Council President Del Borrello called the meeting to order. He asked everyone to stand for the pledge of allegiance to the flag.

Council President Del Borrello delivered the Sunshine Law and the awareness for the town.

Roll Call: Mr. Newman – present, Mr. MacDowell – present, Mr. D’Orazio – present, Mr. Morley – present, Mr. Del Borrello – present, Mr. Chell – present, Mayor Smith- present, Mrs. Bileci– present

Mr. Del Borrello stated that Ordinance 15-2011 will be discussed further with Mayor Smith.

ORDINANCE #16-2011: AN ORDINANCE AUTHORIZING EXECUTION OF PAYMENT IN LIEU OF TAXES (“PILOT) AGREEMENT WITH WASHINGTON SQUARE PARTNERS FOR THE WASHINGTON SQUARE REDEVELOPMENT PROJECT

First Reading.

Mr. Del Borrello read the Ordinance.

Motion to move Ordinance #16-2011: Mr. Del Borrello, 2nd Mr. Morley

Roll Call: 3 yes votes (No, Mr. Newman, Mr. MacDowell)

RESOLUTION #110-2011: RESOLUTION CONSENTING TO THE APPOINTMENT OF NICHOLAS PILEGGI AS INTERIM BUSINESS ADMINISTRATOR OF THE DEPARTMENT OF FINANCE AND ADMINISTRATION FOR THE TOWNSHIP OF WASHINGTON

Mr. DelBorrello read the Resolution.

Motion to move Resolution #110-2011: Mr. Newman, 2nd Mr. MacDowell

Roll Call: 5 yes votes

RESOLUTION #17-2011: RESOLUTION AUTHORIZING A CONTRACT FOR REDEVELOPMENT COUNSEL

Mr. DelBorrello read the Resolution.

Motion to move Resolution #17-2011: Mr. Morley, 2nd Mr. MacDowell

Roll Call: 5 yes votes

RESOLUTION #111-2011: A RESOLUTION AUTHORIZING TAX REFUNDS

Mr. DelBorrello read the Resolution.

Motion to move Resolution #111-2011: Mr. Morley, 2nd Mr. MacDowell

Roll Call: 5 yes votes

RESOLUTION #112-2011: RESOLUTION APPROVING AND AUTHORIZING A MUNICIPAL LIEN IN THE AMOUNT OF \$3,275.00 ON REAL PROPERTY, LOCATED AT BLOCK 217, LOT 7 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WASHINGTON, FOR EMERGENCY STRUCTURAL SUPPORT WORK PERFORMED

Mr. DelBorrello read the Resolution.

Motion to move Resolution #112-2011: Mr. Mac Dowell, 2nd Mr. D'Orazio

Mr. D'Orazio asked what the status of this building was because it is in deplorable conditions. Mr. Chell stated that he will update Council with more information.

Roll Call: 5 yes votes

RESOLUTION #113-2011: RESOLUTION AUTHORIZING APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE WEDGEWOOD FOREST- PHASE 1 PROJECT

Mr. DelBorrello read the Resolution.

Motion to move Resolution #113-2011: Mr. Newman, 2nd Mr. MacDowell

Roll Call: 5 yes votes

New Business and Discussion:

Mr. Del Borrello asked Mrs. Bileci to explain the "Best Practices Checklist". She advised Council that the checklist is required by the DCA and State Aid figures are based upon the municipality's response to the questions. She also explained that this is a new requirement from the DCA for Council to acknowledge and review the checklist at a Council Meeting.

Mr. Del Borrello asked if a policy can be established for absence from Council meetings. Mr. Chell stated that he will draft an Ordinance for review.

Mr. Morley also commented that we should make an effort to have a joint meeting with the School Board since it was one of the questions on the checklist.

Mr. Del Borrello asked for a discussion on the sale of 201 East Holly Avenue as well as the CAC Building. Mr. Morley asked if there were appraisals done on the property? He

wanted to make sure that the minimum bid set was marketable and felt that this could not be confirmed without an appraisal.

Mr. Chell stated that an appraisal was done on McClure Drive in 2005 and that the minimum bid for 201 East Holly Avenue was based on what other undeveloped parcels of land was selling for. He explained that the 14 acres could generate five to 6 buildable lots. Mr. Del Borrello asked if the minimum bid was received could the bid be rejected? Mr. Chell answered yes.

Mr. Newman stated that with regard to the appraisals he feels that the minimum bids are in line with the market rate and that appraisals will cost up to five to ten thousand dollars.

Mr. Del Borrello asked the Mayor if he would be open for more discussion on this matter. Mayor Smith stated that it might be an option to utilize our Tax Assessor for a better understanding of the value of the property in effort to eliminate the cost of the appraisal.

Approval of Bill List:

Motion to approve Bill List #1: Mr. Del Borrello, Mr. Newman
Roll Call: 5 yes votes

REPORTS:

Mr. Newman deferred to the next Council meeting.

Mr. MacDowell deferred to the next Council meeting.

Mr. D'Orazio thanked all those individuals involved in the Emergency Center for Hurricane Irene.

Mr. Morley stated that the Environmental Commission has moved Clean Up Day to October 15th.

Mr. Del Borrello stated that the Founding Fathers Event was a huge success.

Mayor Smith thanked Mr. Pileggi for accepting the role as Interim Business Administrator. He also updated Council on the status of the CFO Position stating that it has been advertised on the League of Municipalities website and they are actively searching for a solution to the vacancy in the position. Mayor Smith also stated that he is aware of more retirements in the Police Department and would like to see this as a priority from Council to fill the vacancies in the department.

PUBLIC PARTICIPATION:

Motion to open: Mr. Del Borrello, 2nd Mr. MacDowell
All in Favor: 5 yes

Tracey Ruffino- 61 Whitebirch Rd

Mrs. Ruffino stated that she is addressing Council about the ongoing issue regarding 63 Whitebirch Rd. She explained to Council that she felt that not enough was being done on the matter and it has been months since any progress has come forth. She stated that it is a health hazard with the rats that are being found on her property as a result of the deplorable conditions on the rental property located next door to her.

Mayor Smith advised Ms. Ruffino that he was having a meeting tomorrow on this matter with various officials from the township. He expressed to her that this situation is priority.

Mayor Smith responded that it does take time to legal handle this matter in the proper fashion.

Robert La Racca- Silverbirch Rd

Mr. La Racca expressed the same sentiments of his neighbor. He stated that is frustrated that nothing is being done to solve this problem. He stated that this has been taken way too much time to fix this issue. He said that the Mayor and Council must make this a top priority.

Martin Tschida- 1 Cypress Court

He stated that once you have rat, they do not go away easily. He is concerned and frustrated with this problem.

June Yerkes – 65 Silverbirch Rd

Mrs. Yerkes explained that she has been complaining about this property for the past couple years. She discussed the property and how bad the conditions are inside the property as well as outside. She discussed the various incidents that she had with the renters and the problems that have occurred over the years.

Mr. Del Borrello asked Mr. Chell if the renters have left the premise what recourse does the township have? Mr. Chell stated that he feel that if the renters have vacated the house, he feels that the owner would let the proper officials into the property.

Resident – 45 Silverbirch Rd

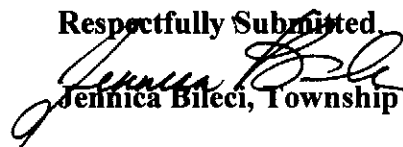
She expressed her concern over the rat issue and lack of follow up that the residents have received from the Township. She stated that rats carry diseases and can bite animals and children. She stated that it is very sad that it is taking so long for something to be done.

Mr. Del Borrello explained that the Board of Health was out to inspect the property. He explained that at first, they tried to follow the legal route. However, they will be moving to another plan.

Motion to close to the public: Mr. Del Borrello , 2nd Mr. Morley
All in Favor

Motion to adjourn: Mr. Del Borrello , 2nd Mr. Morley
All in favor

Respectfully Submitted,


Jennica Bileci, Township Clerk