TOWNSHIP COMMITTEE
JULY 12, 2022 MINUTES

The Tewksbury Township Committee met at the Oldwick Manor, Oldwick Fire Company on the above date.
The meeting was called to order at 7:30 PM, roll call held and a quorum was established. Mayor Maranca presided.

Other officials in attendance were Township Committee members Dana Desiderio (on the phone), Jean Frankel, Peter Melick, and William Voyce.

Jennifer Ader, Municipal Clerk; Shana Goodchild, Township Administrator; Justin Marchetta, Township Attorney; Stan Schrek, Township Engineer; and Chief Barlow were in attendance.

There were approximately (13) thirteen members of the public in attendance.

1. Open Public Meetings Statement

Mayor Maranca opened the meeting by announcing that adequate notice of the meeting had been provided by posting a copy thereof on the Police/Administration Building bulletin board, transmitting a copy to the Hunterdon Review and the Hunterdon County Democrat, and filing with the Municipal Clerk, all on January 3, 2022.

2. Flag Salute

Those present stood and pledged allegiance to the American flag.

3. Public Participation

PRESENTATION – Parks Committee
Lauren Marquardt from the Parks Committee informed the Township Committee that cost to replace the Oldwick park's playground equipment has increased. The Park's Committee is exploring options with different vendors and flooring material. The Park's Committee formed a (5) five-member steering committee and is planning on fundraising starting August through December. There is $108,000 earmarked in the budget for the playground. Ms. Marquardt figures the cost of the equipment to be around $200,000.
An adopted resolution from the Township Committee will be needed to authorize the fundraising and earmark the incoming fundraising money for the playground.
Hope Kauffman questioned if any of the money received from the American Rescue Grant could go towards the playground. Ms. Goodchild explained that it cannot, but can be discussed for the 2023 township budget.

At this time there was no public comment.

Mr. Melick read the following two proclamations for achieving the Eagle Scout Award to Liam Anderson and Thomas Anderson. Dr. Voyce read the following two proclamations for achieving the Eagle Scout Award to Thomas Larsen and John Newell. Mr. Melick made the motion to approve the proclamations, seconded by Dr. Voyce. The proclamations were adopted. Ayes: Desiderio, Frankel, Melick, Voyce, Maranca. Nays: None. Absent: None.

PROCLAMATION
TO HONOR LIAM ANDERSON

WHEREAS, Liam Anderson, Boy Scouts of America Troop 199, has attained the designation of Eagle Scout, Scouting's highest award; and
WHEREAS, Liam Anderson has been an active Scout demonstrating outstanding leadership and has contributed many service hours during his years of Scouting; and
WHEREAS, Liam Anderson's project involved building and installing four Osprey Nesting Platforms; and
WHEREAS, the nests were installed in the inner coastal area of Island Beach State Park in Seaside, New Jersey and the Sedge Wildlife Management Area on the Barnegat Bay; and
WHEREAS, Liam Anderson's Eagle Scout project also included maintenance on established nesting platforms by removing previous nesting materials and debris which can cause the platforms to collapse; and
NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey hereby extends to Liam Anderson individually, collectively and with great pride, sincere congratulations for achieving this highest of Scouting awards which symbolizes the American ideal of good citizenship and service to community; and
BE IT FURTHER RESOLVED that the Township Committee wishes Liam Anderson much success in all his future endeavors.

_____
Andrea Maranca
Tewksbury Township Mayor

PROCLAMATION
TO HONOR THOMAS ANDERSON

WHEREAS, Thomas Anderson, Boy Scouts of America Troop 199, has attained the designation of Eagle Scout, Scouting's highest award; and
WHEREAS, Thomas Anderson has been an active Scout demonstrating outstanding leadership and has contributed many service hours during his years of Scouting; and
WHEREAS, the water trail is a written guide posted to the Raritan Headwater Association's website to help guide kayakers through a section of the Rockaway Creek and Lamington River improving public access to the waterway; and
WHEREAS, Thomas Anderson's Eagle Scout project included building and installing monofilament recycling bins which have been installed at popular fishing spots within the watershed to improve water quality and protect wildlife; and
NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey hereby extends to Thomas Anderson individually, collectively and with great pride, sincere congratulations for achieving this highest of Scouting awards which symbolizes the American ideal of good citizenship and service to community; and
BE IT FURTHER RESOLVED that the Township Committee wishes Thomas Anderson much success in all his future endeavors.

_____
Andrea Maranca
Tewksbury Township Mayor

TOWNSHIP COMMITTEE
JULY 12, 2022 MINUTES

PROCLAMATION
TO HONOR THOMAS LARSEN

WHEREAS, Thomas Larsen, Boy Scouts of America Troop 199, has attained the designation of Eagle Scout, Scouting's highest award; and

WHEREAS, Thomas Larsen has been an active Scout demonstrating outstanding leadership and has contributed many service hours during his years of Scouting; and

WHEREAS, Thomas Larsen's project involved revitalizing the memorial garden at the Lamington Presbyterian Church; and

WHEREAS, the Lamington Presbyterian Church was built in 1826 with the steeple added in 1854 is located in Bedminster Township with the memorial garden being established years later for a sacred place of remembrance for those who have passed; and

WHEREAS, Thomas Anderson's Eagle Scout project consisted of designing, landscaping, and installing a new memorial stone deeming the garden a place of peace and solace for years to come; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey hereby extends to Thomas Larsen individually, collectively and with great pride, sincere congratulations for achieving this highest of Scouting awards which symbolizes the American ideal of good citizenship and service to community; and

BE IT FURTHER RESOLVED that the Township Committee wishes Thomas Larsen much success in all his future endeavors.

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Andrea Maranca
Tewksbury Township Mayor

PROCLAMATION
TO HONOR JOHN NEWELL

WHEREAS, John Newell, Boy Scouts of America Troop 199, has attained the designation of Eagle Scout, Scouting's highest award; and

WHEREAS, John Newell has been an active Scout demonstrating outstanding leadership and has contributed many service hours during his years of Scouting; and

WHEREAS, John Newell's project consisted of trailblazing and mapping 1 mile, 2 mile, and 3 mile trails along with a 1 mile orienteering course at Christie Hoffman Park; and

WHEREAS, Christie Hoffman Farm Park is located in Tewksbury Township with 170 acres of wetland and wooded areas used for hiking, horseback riding, along with other extracurricular activities; and

WHEREAS, John Newell's Eagle Scout project consisted of designing, building and installing trail maps and markers, offering hikers the ability to explore more of the park and scouts to learn and improve their orienteering skills; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey hereby extends to John Newell individually, collectively and with great pride, sincere congratulations for achieving this highest of Scouting awards which symbolizes the American ideal of good citizenship and service to community; and

BE IT FURTHER RESOLVED that the Township Committee wishes John Newell much success in all his future endeavors.

_____
Andrea Maranca
Tewksbury Township Mayor

4. Public Hearing and Adoption
Mr. Melick recused himself from this section of the meeting.

TOWNSHIP OF TEWKSBURY
HUNTERDON COUNTY, NEW JERSEY
ORDINANCE NO. 11-2022

AN ORDINANCE OF THE TOWNSHIP OF TEWKSBURY, HUNTERDON COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING THE TOWNSHIP DEVELOPMENT REGULATIONS ORDINANCE TO INCLUDE A NEW DEFINITON IN SECTION 301 "WORDS AND TERMS DEFINED" AND TO CREATE A NEW INCLUSIONARY OVERLAY DISTRICT IN SECTION 714.2 "AR-1 AFFORDABLE RESIDENTIAL DISTRICT OVERLAY"

WHEREAS, the Township of Tewksbury (the "Township") has a constitutional obligation to provide affordable housing; and
WHEREAS, the Township Planning Board adopted a Housing Element & Fair Share Plan on November 3, 2021; and
WHEREAS, the Housing Element & Fair Share Plan identifies certain property identified as Block 44, Lot 22 on the Township's official Tax Map as a site for a new 100% affordable housing development, in addition to the two existing 100% affordable developments on the overall tract, and recommends this third area to be rezoned or overlay zoned to permit the envisioned affordable development.
NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Tewksbury, County of Hunterdon, New Jersey, as follows, that:
SECTION 1. The Township Development Regulations Ordinance, Article III "Definitions", Section 301 "Words and Terms Defined" is hereby amended and supplemented to add the following term alphabetically:
Age-Restricted. A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population where the head of household is a minimum age of either 62 years, or 55 years and meets the provisions of 42 U.S.C. §§3601 *et seq*. except that due to death, a remaining spouse of less than 55 years shall be permitted to continue to reside in the age-restricted unit.
SECTION 2. The Township Development Regulations Ordinance, Article VII "Zoning Provisions", Section 714.2 "AR-1 Affordable Residential District Overlay" is hereby created as follows:
§ 714.2 – AR-1 AFFORDABLE RESIDENTIAL DISTRICT OVERLAY

A. Purpose. The purpose of this overlay district is to provide the opportunity for a 100% affordable age-restricted residential development in an undeveloped area south of Oldwick that is consistent with the Township's 2021 Housing Element & Fair Share Plan. The standards applicable to this AR-1 Affordable Residential District Overlay shall

supersede all other Township zoning standards, including those applicable to the PM Piedmont District, within this district.

B. Permitted Principal Uses.
   1. Age-Restricted Apartments.

C. Permitted Accessory Uses.
   1. Leasing and management areas.
   2. Club rooms, lounges, mail rooms, and similar interior common residential amenities incorporated into a larger building design.
   3. Recreational and open space facilities, including but not limited to walkways, community gardens, gazebos, etc.
   4. Off-street parking areas.
   5. Trash enclosures.
   6. Generators.
   7. Solar and photovoltaic energy systems in accordance with the standards set forth in §726C, as established herein.
   8. Public utilities.

D. Area, Yard, and Bulk Requirements.
   1. For permitted uses:

a. Minimum Lot Area	10 acres
b. Minimum Front Yard (Which Shall be Parallel to Oldwick Road)	125 feet
c. Minimum Side Yard (each)	100 feet
d. Minimum Rear Yard	500 feet
e. Maximum Building Coverage	5%
f. Maximum Lot Coverage	15%
g. Maximum Building Height	3 stories and 55 feet
h. Maximum Density	46 units

E. Affordable Requirements.
   1. The AR-1 Affordable Residential District Overlay shall have an obligation to deed restrict all units but one, which shall be reserved for an on-site superintendent. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls, however, 13% of the required units shall be reserved for very-low-income households as defined by the Fair Housing Act (30% of the region's median income).
   2. The affordable units shall have a minimum 30-year deed restriction. Any such affordable units shall comply with UHAC, applicable COAH affordable housing

regulations, the Fair Housing Act, and other applicable laws. The Township shall have the right to further extend the affordable housing restrictions beyond 30 years.

3. The units shall meet the modified bedroom distribution permitted for age-restricted developments within UHAC.
4. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Township Committee, to oversee the affordable housing units, at the developer/owner's cost and expense.
5. All necessary steps shall be taken to make the affordable units creditworthy pursuant to applicable law for purposes of addressing the Township's affordable housing obligation.

F. Other Requirements.

1. Parking. A minimum of 1.07 parking spaces shall be provided for each unit.
   a. The size of said parking spaces shall comply with Section 613, "Parking Space Size" and parking areas shall comply with the standards set forth in Section 614, "Parking Areas".
2. Benches shall be located throughout the site along the pedestrian network.
3. Lighting. Outdoor lighting shall comply with the standards set forth in Section 632, "Lighting".
4. Landscaping.
   a. Foundation plantings shall be planted along the front building and along/beside primary building access points to provide an attractive visual setting for the development. The plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the building(s). Foundation plantings shall incorporate evergreen shrubs and groups of small trees to provide human scale to the building facades and winter interest.
   b. Parking lot landscaping.
      i. For every 20 surface parking spaces, there shall be one landscape area, which may include the end caps, that is at least 162 square feet.
      ii. The landscape areas shall include trees and/or shrubs.
      iii. Trees shall have minimum caliper of 2.5 inches and shrubs shall be at least 24 inches tall at the time of planting.
   c. Landscaping within sight triangles shall not exceed a mature height of 30 inches.
   d. The landscape plan shall be prepared by a landscape architect certified by the New Jersey Board of Landscape Architects, shall be in compliance with the requirements of this Chapter and all other applicable Township landscaping regulations, including § 631 of the Township Development Regulations Ordinance, and shall be submitted to the approving authority and its professionals. Should any landscaping standards in this section conflict with any other Township landscaping regulations, the standards in this section shall control.
   e. Evergreen trees, installed at a minimum height of six feet, shall be planted along the front property line in a natural staggered pattern to shield the view of the building(s) from Oldwick Road.
5. Signage. One (1) monument sign shall be permitted for the development subject to the following requirements:

a. The maximum sign area, excluding the base, shall be 20 square feet.
b. The maximum sign height shall be five feet.
c. The sign be setback at least ten feet from any property line.
d. The sign may be externally illuminated.

6. Trash.
   a. Trash and recycling receptacles and compactors shall not be visible from any public street and shall be located to the rear or side of the building.
   b. All trash and recycling receptacles and compactors shall be screened by a solid fence or solid decorative masonry wall on three sides and heavy-duty gate closure on the fourth side.

   c. The trash and recycling enclosure and/or compactor shall be surrounded and screened on three sides by a mixture of deciduous and evergreen plant species.
7. Utilities. All utilities shall be underground.
8. Stormwater and green infrastructure. All improvements shall comply with applicable stormwater management regulations and green infrastructure shall be used wherever feasible.

G. Architectural Standards.
1. Building facades visible from a public or private street shall consist of brick, stone, cast stone, cementitious plank siding or other high-quality material.
2. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies and recesses, shall be used in order to add architectural interest and variety.
3. The maximum spacing between building wall offsets shall be 35 feet.
4. The minimum projection or depth of any individual vertical offset shall not be less than 1 1/2 feet.
5. Roofline offsets, which include dormers and gables, shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum spacing between roof offsets shall be 45 feet.
6. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details.
7. Gable and hipped roofs shall be used. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend beyond the building wall.
8. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned.
9. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
10. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devise shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
11. All rooftop mechanical equipment shall be screened from view.

12. Packaged terminal air-conditioner units within the facade shall blend in with the color of the surrounding facade materials.
13. Architectural standards will be reviewed in compliance with the applicable provisions of the Township site plan review ordinance. Any deviations from architectural standards shall require design exception relief, but shall not require variance relief

SECTION 3. All actions of the Township taken prior to the date of adoption hereof contemplated by this Ordinance are hereby ratified and approved.
SECTION 4. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any remaining part thereof.
SECTION 5. All Ordinances or parts of Ordinances of the Township of Tewksbury heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
SECTION 6. This Ordinance shall take effect immediately upon its final passage, approval, and publication as provided by law.

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Andrea Maranca
Mayor

Dr. Voyce made a motion to reopen the Public Hearing on Ordinance #11-2022, seconded by Mrs. Frankel. The motion was approved. Ayes: Desiderio, Frankel, Voyce, Maranca. Nays: None. Absent: Melick.

Dr. Voyce explained that this ordinance would allow for an affordable housing unit to be placed on Block 44 lot 22 at a higher density then that would normally be done in a residential zone.
Charles Hildebrandt stated that Bedminster Township is developing an affordable housing project which is an “eruption”. Mr. Hildebrandt stated that even though the man lift, which was placed to demonstrate the height of the project is in the wrong location, it is the correct height and is showing that it is the same height as the trees. Mr. Hildebrandt requests that the project get toned town. As a farmer, Mr. Hildebrandt is requesting not to place the project near an active farm. Mr. Hildebrandt stated that the pavement will start (28) twenty-eight feet from his property line, and requests a setback of (150) one hundred fifty feet of the parking lot and (200) two hundred feet of the building instead. Mr. Hildebrandt believes that the residence of the project will consistently complain of the fresh fertilizer smell and the tractor noises. Mr. Hildebrandt stated that his farm is endangered, and that the residents that will live on the third floor will have direct access to look over at his fields with tractors at early and late hours.
Ed O’Brien stated that a (3) three story building with a tall gable roof line which is being proposed does not represent Tewksbury Township and objects to a (3) three story project. Mr. O’Brien stated that a wood frame building would require a sprinkler system that would be fed through a line across the street. Mr. O’Brien informed the township that a contract may be needed with the Hunters Glen developer to provide water to this project. Mr. O’Brien specified that all R2 projects require a sprinkler system.
Glen Likus stated that he understands that there are several factors that influence placement of the building including Highlands and DEP requirements which is constricting the footprint of the

building, and the setbacks are adjusted for the wetland areas, and understands the threat of the builders developers options, and that the township must provide these units. If 48 units are the limit for sewer capacity, there was 2 proposals for the project. There was a proposal also for a two story that would not require the modification to the ordinance. It was a two-story building which still had 48 units. Even though the two-story project would have a bigger footprint, it would loose outdoor space, but Mr. Likus believes that there are creative options that could happen. Storm water could be dealt with routing water under parking areas, and the area around the building that is restricted from construction structures could be cleared out and place walking paths and benches in the setback. Mr. Likus recommends going forward with a two-story will still allow the same number of units, but it would just be a matter of placing some thought into how to create outside spaces.

George Cassa questioned that in May, Ordinance 07-2022 was introduced and tonight the agenda shows it as 11-2022, and was there an interim ordinance under a different number. Mr. Marchetta informed the public that the ordinance was introduced as 07-2022 and under the municipal land use law, the ordinance was referred to the Land Use Board for consistency review. During the review that Land Use Board made comments of adjustments and certain standards to be incorporated into the ordinance. Since those are substant changes to the ordinance, it requires it to be reintroduced and republished and renoticed, which is what happened here. The Township Committee voted to lay 07-2022 on the table and to introduce 11-2022.

George Melick questioned if any of the Township Committee members looked at the Readington Township affordable housing project being developed off Route 22. Mrs. Frankel informed the public that she actually pulled into the driveway and noticed the multiple buildings. Mrs. Frankel stated that while driving on Route 22, she does not necessary notice the buildings unless specifically looking for it.

Mayor Maranca stated that this hearing for the ordinance is to allow the Township Committee to offer to the Land Use Board an opportunity to discuss what is possible. The Township Committee is just permitting the overlay to continue to meet the township's obligation in regards to the state. We are not discussing two story versus three story, but just giving the township some flexibility.

Dr. Voyce made a motion to close the Public Hearing on Ordinance #11-2022, seconded by Mrs. Frankel. The motion was approved. Ayes: Desiderio, Frankel, Voyce, Maranca. Nays: None. Absent: Melick.

Mrs. Frankel stated for clarification that this is a platform and the Land Use Board will decide on the specifics and the Township Committee is just allowing them the range, which Mayor Maranca concurred.

Dr. Voyce made a motion to approve Ordinance # 11-2022, seconded by Mrs. Frankel. A Roll call was taken and the motion was approved. Ayes: Desiderio, Frankel, Voyce, Maranca. Nays: None. Absent: Melick.

Mr. Melick rejoined the Township Committee.

5. Consent Agenda

Dr. Voyce requested that the authorization for approval of applications for Blue Lights – Tewksbury Rescue Squad for the following: Katerina Brittain, Caroline Yarton, Charles Yarton, Emma Yarton, & Hannah Melick be removed from the consent agenda.

Mr. Melick made a motion to approve the amended consent agenda, seconded by Ms. Desiderio. A roll call vote was taken and the amended consent agenda was approved. Ayes: Desiderio, Frankel, Melick, Voyce, Maranca. Nays: None. Absent: None.

TEWKSBURY TOWNSHIP, NEW JERSEY
Resolution No: 96-2022 Adoption Date: July 12, 2022

A RESOLUTION APPOINTING VINCENT TAMBURRI TO THE POSITION OF PART-TIME PLUMBING INSPECTOR AND ESTABLISHING THE SALARY FOR SAME

BE IT RESOLVED by the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey that it hereby appoints Vincent Tamburri to the position of Part Time Plumbing Inspector at the salary set below for the calendar year 2022 and until same is amended.

NAME	TITLE	SALARY
CONSTRUCTION CODE ENFORCEMENT		
Vincent Tamburri	Part-time Plumbing Inspector	$40.00/hr.

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Andrea Maranca
Mayor

TEWKSBURY TOWNSHIP, NEW JERSEY
Resolution No: 97-2022 Adoption Date: July 12, 2022

RESOLUTION TO REFUND TAX OVERPAYMENT

WHEREAS, an erroneous tax payment was received on the following parcel for the 4th quarter 2021:
Block 31, Lot 14
Property location: 315 Main St-Mountainville $2,299.68
WHEREAS, the payment was mistakenly paid to the Township of Tewksbury by CoreLogic;
WHEREAS, Liz Holtz, Tax Collector, has verified proof of the overpayment and hereby recommends said overpayment totaling $2,299.68 be refunded to Core Logic.
BE IT RESOLVED, by the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey that the Chief Financial Officer is hereby authorized to make the following payment for the refund of taxes to:

CoreLogic Centralized Refunds $2,299.68
PO Box 9202

Coppell, TX 75019

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Andrea Maranca
Mayor

TEWKSBURY TOWNSHIP, NEW JERSEY
Resolution No: 98-2022 Adoption Date: July 12, 2022
RESOLUTION TO REFUND TAX OVERPAYMENT

WHEREAS, a duplicate tax payment was received on the following parcel for the 4th quarter 2021:
Block 5, Lot 11.01, Q6187
Property location: 17 Fairmount Road West $2,741.39

WHEREAS, the payment was paid to the Township of Tewksbury by CoreLogic;
WHEREAS, Liz Holtz, Tax Collector, has verified proof of the overpayment and hereby recommends said overpayment totaling $2,741.39 be refunded to Core Logic.
BE IT RESOLVED, by the Township Committee of the Township of Tewksbury, County of Hunterdon, State of New Jersey that the Chief Financial Officer is hereby authorized to make the following payment for the refund of taxes to:

CoreLogic Centralized Refunds $2,741.39
PO Box 9202
Coppell, TX 75019

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Andrea Maranca
Mayor

TEWKSBURY TOWNSHIP, NEW JERSEY
Resolution No: 99-2022 Adoption Date: July 12, 2022
A RESOLUTION AUTHORIZING THE CANCELLATION OF MORTGAGE AND RELEASE OF AFFORDABLE HOUSING UNIT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WHEREAS, the Township of Tewksbury has established an Affordable Housing Conversion Project; and

WHEREAS, the Township of Tewksbury is authorized to award grants or loans from said Funds to conversion units; and

WHEREAS, on September 2, 2008, William Taggart, the owner of real property located at [redacted] Oldwick, New Jersey and identified as Block 23, Lot 26 on the official Tax Map of the Township of Tewksbury granted a Mortgage in favor of the Township of Tewksbury for an affordable housing unit conversion project in the amount of Ten Thousand Dollars (US$10,000.00); and

WHEREAS, the Mortgage was recorded by the Hunterdon County Clerk on October 27, 2008

in Book 3296, Page 133; and

WHEREAS, Paragraph 11 of the Mortgage provides that on payment or forgiveness of the principal under the terms of the Note, the Township shall execute a cancellation of the Mortgage; and

WHEREAS, as of September 2, 2008, the Township of Tewksbury has entered an Affordable Housing Agreement and Declaration of Covenants, Conditions and Restrictions ("Agreement") with the Owner a rental unit on the real property located at [redacted], Oldwick, New Jersey and identified as Block 23, Lot 26 on the official Tax Map of the Township of Tewksbury; and

WHEREAS, the Agreement was recorded by the Hunterdon County Clerk on March October 27, 2008 in Book 2219, Page 853; and

WHEREAS, Paragraph XIX, entitled "Expiration of Restrictions" provides that the terms, restrictions and covenants of said Agreement shall automatically expire and terminate ten (l0) years from the date of the Agreement, unless a greater or lesser period of time has been approved by the Township of Tewksbury, the Council on Affordable Housing, or other agency having jurisdiction; and

WHEREAS, on November 27, 2012, the Township of Tewksbury released that portion of the mortgaged property that was subdivided by William Taggart and designated Block 23, Lot 26.03, which subdivided parcel does not contain an affordable housing unit, as evidenced by a Release of Part of Mortgaged Property that was recorded by the Hunterdon County Clerk on January 17, 2013 in Book 2008, Page 794; and

WHEREAS, the terms and conditions of the Mortgage have been fully satisfied with the principal under the terms of the Note having been fully forgiven, and no extension of time was approved by the Township of Tewksbury, the Council, or other agency having jurisdiction; therefore, the Agreement expired on September 2, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Tewksbury, County of Hunterdon, state of New Jersey that the Mayor and Township Clerk be and hereby are authorized to execute and attest, respectively, a Cancellation of Mortgage and Release of Affordable Housing Unit Agreement and Declaration of Covenants, Conditions and Restrictions for property , located at [redacted] Oldwick, New Jersey and identified as Block 23, Lot 26 on the official Tax Map of the Township of Tewksbury; and

BE IT FURTHER RESOLVED that Township Administration and the Township Attorney be and hereby are authorized to take all such further and appropriate actions to effectuate the same.

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Andrea Maranca
Mayor

MISCELLANEOUS

- Claims submitted by the CFO
- Minutes: 6/14/2022
- Correspondence List

a) Environmental Technology Inc. – Application for Freshwater Wetlands to the NJDEP Block 31 Lot 14.

b) State of New Jersey, Department of Environmental Protection – Suspected Hazardous Substance Discharge Notification: NJEDP Case Number 22-06-20-1448-25
c) New Jersey American Water – BPU Docket No. WR22030230, Public Hearing July 11, 2022.
d) State of New Jersey, State Agriculture Development Committee – Fiscal Year (FY@#) Appropriation Announcement: Municipal Planning Incentive Grants.
e) State of New Jersey, Department of Environmental Protection – DEP Land Use Permit received for Block 31 Lot 14.
f) JCP&L – energy efficiency tips: wwwfirstenergycorp.com/save_energy.
g) The Board of County Commissioners – award notification for $5,000 Rediscover Hunterdon Communities Grant.
h) Office of the Hunterdon County Engineer – notification pf Public Information Center for July 25, 2022 regarding the replacement of County Bridge T-19-S Pottersville Road.
i) The New Jersey Transit Corporation – notice to apply for Federal Fiscal Year 2022 federal financial assistance.
j) Office of the Hunterdon County Engineer – 2022 Chipseal and Resurfacing of Various County Roads situated in the Township of Tewksbury.
k) John Flora, Mayor of Fredon – letter titled “Should or schools raise our children”?
l) Township of Woodbridge – announcement of the 2022 New Jersey Senior Olympics.
m) Township of Tewksbury – notice of property owners – Public Hearing Ordinance # 11-2022, AN ORDINANCE OF THE TOWNSHIP OF TEWKSBURY, HUNTERDON COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING THE TOWNSHIP DEVELOPMENT REGULATIONS ORDINANCE TO INCLUDE A NEW DEFINITON IN SECTION 301 “WORDS AND TERMS DEFINED” AND TO CREATE A NEW INCLUSIONARY OVERLAY DISTRICT IN SECTION 714.2 “AR-1 AFFORDABLE RESIDENTIAL DISTRICT OVERLAY”

Mr. Melick made a motion to approve authorization for approval of applications for Blue Lights – Tewksbury Rescue Squad for the following: Katerina Brittain, Caroline Yarton, Charles Yarton, Emma Yarton, & Hannah Melick, seconded by Ms. Desiderio. The motion was approved. Ayes: Desiderio, Frankel, Melick, Maranca. Nays: None. Absent: None. Abstain: Voyce.

6. Reports

Township Committee Sub Committees & Township Committee Comments

Mr. Melick – informed the public that he spoke with Amy Overman, JCP&L and clarified that the tree crew is working around the western part of Tewksbury Township. Next year the focus will be on the area around the substation. Mr. Melick questioned why the county spray painted orange X’s on trees in Oldwick then went back and spray painted over the X’s with black paint and then trimmed the trees in nonappealing way.

Mrs. Frankel – commended the Tewksbury First Aid and Rescue Squad, police department, and Oldwick Fire Department on an emergency call. Mrs. Frankel stated that when these volunteers are needed for an emergency response, they are there.

Dr. Voyce informed the public that the Green Team has Rebecca Rodriguez hosting at the administration building researching options to save the township money on the utilities. The Green Team is in the process of initializing a community outreach program to help clean up the township. The Affordable Housing subcommittee met last week.

TOWNSHIP COMMITTEE
JULY 12, 2022 MINUTES

Mayor Maranca -informed the public the Affordable Housing Sub-committee held a meeting last week and she welcomed both Ed O'Brien and Glen Likus to the subcommittee. Mayor Maranca informed the public that the DPW is in process of getting different roads repaired.
Ms. Desiderio – had nothing at this time.
Stan Schrek - informed the Township Committee that the Hollow Brook Road watermain project has completed, and the water company has addressed temporary repairs on the road. The DOT Application for scope change for the Oldwick sidewalks has been approved and is moving forward. The DOT application for this year's grant will be for the Sawmill Road drainage and guardrail replacement. The Oldwick Park Green initiative has been submitted to the Highlands for approval. The V-Comm cell service has been given mapping and started the study. (2) Two GSWMP were reviewed and one was given conditional approval.
Justin Marchetta informed the Township Committee that there will be an executive session tonight for Attorney Client Privilege.
Mrs. Goodchild informed the Township Committee that the county has changed the milling work dates in Oldwick from August to starting this week. There is a public information meeting on Monday January 25th at the Pottersville Fire Department regarding the Pottersville Black River Road bridge. Ms. Goodchild requested that the Township Committee address the Air BNB businesses that are popping up in the township. Ms. Goodchild informed the Township Committee that the both the Land Use Board and the Parks Committee has moved the start time of their meetings to 7:00pm and questioned if the Township Committee would be interested in doing the same. Mr. Melick stated that it should stay at 7:30pm, the remaining committee members stated that it did not matter to them either way. At this time the 7:30pm start time for Township Committee meetings will not change.
Mayor Maranca stated that it is critical that the Air BNB be addressed and defined in the zoning ordinance or short-term rentals. The duration of the rental would need to be determined by the Township Committee. The Township Committee discussed among themselves and stated that the Land Use Board should decide on the rules for Air BNB's.
Chief Barlow informed the Township Committee that the Junior Police Academy marched in the Lebanon Borough parade, and the trip this year was to the Statue of Liberty. The OEM meeting discussed the rescue boxes located throughout the township. There will be new forms issued to report emergencies. The Deer Management reports will be out soon. Bow season will start on September 10, 2022. Carrying hand gun permits is allowed as per a recent ruling. The New Jersey rules are changing but for now the carrier must be 21 years old or older, have a completed application, and cannot be charged with any of a number of police charges. The rules and application are on the Police section of the website. The state is expecting over 200,000 applicants for carry permits. A full back ground check along with the full process of the application is required. The police department can approve or deny the permit; however, the applicant may appeal it. The judge gives the authority on the permit. The police department has a sixty daytime limit on an application to approve or deny. Chief Barlow stated that he hopes that the state comes up with an online application soon.
Mayor Maranca stated that the Junior Police Academy was wonderful and the cadettes learned good leadership skills.
Ed O'Brien stated that an Air BNB is just like the affordable housing project. Mr. Marchetta informed him that the affordable housing is regulated through the state.
Lauren Marquardt questioned the status of the Oldwick sidewalks. Mr. Schrek explained that the township applied for a change in scope with the DOT, and the DOT district manager

approved those sections and has been forwarded to the other department of the DOT. The scope is from the library to the first four properties.

7. Executive Session

BE IT HEREBY RESOLVED in accordance with the provisions of N.J.S.A. 10:12 and 13, the public shall be excluded from the Executive Session of the Township Committee which is being held for the discussion of the following subject matters: 1. Pending or anticipated litigation or contract negotiation; 2. Personnel matters; 3. Attorney-Client Privilege; 4. This Executive Session shall continue for an indefinite period of time and upon termination of the Executive Session, the Township Committee may choose to resume the public portion of the meeting. The discussion, which shall be conducted in closed session, shall be disclosed upon termination of litigation or contractual matter, upon resolution of the personnel matter with consent of said person or persons and as provided by N.J.S.A. 4-12 but in no case later than two (2) years from this date. These minutes shall be available as soon as the matter is resolved or not later than two years hence.

- Attorney – Client Privilege

Mrs. Frankel made a motion to enter executive session at 8:47 PM, seconded by Dr. Voyce. Ayes: Desiderio, Frankel, Melick, Voyce, Maranca. Nays: None. Absent: None.

Mr. Melick and Mayor Maranca recused themselves from the remainder of the meeting.

8. Adjournment

There being no further business, the meeting was adjourned 9:27 PM.

Motion made by Dr. Voyce, seconded by Ms. Desiderio. Ayes: Desiderio, Frankel, Voyce. Nays: None. Absent: Melick and Maranca.

Jennifer Ader
Municipal Clerk