

**April 05, 2007
7:30 P.M.
Stewartsville, NJ**

The Township Committee of the Township of Greenwich held a workshop meeting on the above date with the following members present: Mayor William Kanyuck, Deputy Mayor Brian Visconti, Committeeman Blaszka, Committeeman Joseph Gurneak, Committeewoman Elaine Emiliani, Township Attorney James Pfeiffer, Township and Township Clerk Kimberly Viscomi.

The Flag Salute was repeated

- **Sunshine Law**

"Adequate notice of this meeting was given in accordance with the Open Public Meetings Act by: 1. Mailing a schedule of this meeting of the Township Committee to the Express-Times, Newark Star Ledger newspapers 2. Posting a copy thereof on the Township Bulletin Board, and 3. Filing a copy thereof with the Township Clerk".

PUBLIC COMMENT PERIOD

Committeeman Blaszka made a motion, seconded by Committeeman Visconti to open the public comment period

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck

Opposed: None

MOTION CARRIED

Joe Schiller of 418 Daniel Drive – Commented on the wildflower project and is concerned about the deer population if the grass gets to tall that it would be good coverage for deer to go to bringing them closer to the homes

As there was no public comment, Committeeman Visconti made a motion, seconded by Committeeman Gurneak to close the public comment

Voting in favor: Blaszka, Gurneak, Emiliani, Visconti, Kanyuck

Opposed: None

MOTION CARRIED

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Mayor Kanyuck

Line Item Budget Questions

Committeewoman Emiliani question why on the budget worksheets does it reflect a 10.95% increase in salary to the Township Committee. The Mayor responded that the Committee has not received a raise since 2000. Emiliani stated that Greenwich Township Committee members are one of the highest paid elected officials in Warren County. Emiliani questioned line item regarding general government/salaries and wages that there is a 1.73% increase instead of the 4% increase. CFO Della Pia informed that the increases were 4% the 1.73% is the difference versus prior years final budget what was actually paid and what was actually budgeted. Emiliani question line item regarding the audit services. Della Pia stated that it is 18,800 in the other expense column. Emiliani questioned revenue administration salary/other expenses. CFO Della Pia stated that after reviewing the budget and what was spent it was cut back. CFO Della Pia informed that he worked on the budget with the Clerk and that we meet with all departments regarding their budget. Emiliani questioned the 14 million dollar increase in assessed valuation. CFO stated that it is based upon the assessed valuations for new construction from prior years is now finally added to the tax rolls. Emiliani questioned financial administration/salary and wages that there is a 10,000 increase. CFO stated that the Committee gave him a salary increase last year and that in 2006 it only had to be budgeted for the last four months of 2006. She questioned if this included the increase in adding the health benefits. CFO stated that this was included in the 2007 budget based upon the ruling that the township received from the state with part-time employees. Attorney Pfeiffer stated that the Assessor only made a claim against Bethlehem Township for health benefits. He stated that Bethlehem Township contacted that township last year about our township contributing. Emiliani stated that the township agreed to contribute for health benefits for the Assessor who works in several townships and she feels that the same should apply for the CFO. He reviewed for the Committee the procedure regarding a cap waiver. Emiliani questioned from the worksheet the figures regarding the police department. Stated that she is concerned regarding the salary and also the retirement benefits whether or not this was reflected in the budget worksheet. CFO informed that included in the budget is \$12,202 which represents the down payment regarding Capital projects. The Mayor discussed the need for three (3) additional police officers because of the fact that crime is up in the township. CFO informed that he would be going to Trenton for the cap waiver request.

Joint Task Force on Teenage Driving
Resolution 2007-42

Committeewoman Emiliani made a motion, seconded by Committeeman Gurneak to approve Resolution 2007-42

Voting in favor: Blaszka, Gurneak, Emiliani, Visconti, Kanyuck
Opposed: None
MOTION CARRIED

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Greenwich Chase Construction Update

Township Attorney Pfeiffer informed the Committee that he spoke with State Building Inspector Pat Doddy and he informed that he is waiting for the architects to get back to him with a proposed resolution. He informed that they are continuing to be cooperative and he is hopeful that this issue is going to be resolved soon. Attorney Pfeiffer informed that he also spoke with him regarding the zero lot line homes and he is going to look into that issue in terms of how they were constructed. Inspector Doddy informed that originally when they started to build those homes that he was the inspector at that time and that he had been involved with going over the plans for those homes with the architects and Toll Brothers at that time and he reviewed those plans and he feels that they were done appropriately. He is willing if the Committee desires to do some random inspections of some of the homes that were built after he had left and the Township created their own building department. He informed that the key to those homes where the walls face one another is that there are no windows, or doors. There is a firewall that exists underneath the siding and that there is also a firewall on the interior of the home. Those walls are solid and there are no breaks in those walls at all, that is the way that they are supposed to be designed in addition to that the floor trusses instead of running perpendicular, they run parallel to each other. There is no opening where a fire could run along in area that is open.

Committeewoman Emiliani stated that she would feel better safe than sorry and would like Inspector Doddy to do the random inspections.

Mayor Kanyuck made a motion, seconded by Committeeman Visconti to perform random inspections on the zero lot line homes in Greenwich Chase development.

Voting in favor: Blaszk, Gurneak, Emiliani, Visconti, Kanyuck
Opposed: None
MOTION CARRIED

Attorney Pfeiffer stated that he would inform Inspector Doddy to perform the inspections.

Committeeman Gurneak

Road Department

Committeeman Gurneak discussed with the Committee regarding the complaints received regarding the DPW after the recent snow storm and the damage that was done. He inspected with the foreman the areas along the bike path and the sidewalks. He stated that this storm was a rare occurrence with the fact that this just wasn't snow, but that the storm started out as ice and then snow. The equipment that was used dug up some of the

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ground because the soil was soft underneath the ice. He instructed the foreman that more dirt and grass seed is needed to rectify this situation regarding the damage. Committeeman Blaszk is going to investigate the options of using some different type of equipment.

Capital Projects Committee

Committeeman Gurneak stated that he is asking for a motion tonight, he doesn't have individuals listed. He has talked to well over a dozen people with interest. He can come up tonight with at least 5 names and that would be his suggestion. Gurneak explained to the public that he has an idea to formulate a Capital Projects Ad Hoc Committee. Stated that we have major things facing the township and we are always in a state of flux and besides that we can't get much accomplished at meetings because we have 20 other things to handle. The Capital Projects Ad Hoc Committee would answer to a Liaison, be it the Mayor or himself. It would be a non-binding suggestions as to how to proceed and order of priority would be suggestions to the Township Committee. This would allow us once or twice a month and not take up Township Committee time at meetings. This Committee would be permanent so that whoever is not on Township Committee any longer the Capital Projects Ad Hoc could continue to move forward. He doesn't see much downside of this. He would like to start as quickly as possible on some of the projects that need to get done within the Township.

Committeewoman Emiliani made a motion, seconded by Committeeman Gurneak to form Capital Projects Ad Hoc Committee to investigate and make a recommendation as to firehouse project.

Voting in favor: Visconti, Emiliani, Gurneak, Kanyuck

Opposed: Blaszk

MOTION CARRIED

Committeeman Blaszk

Wildflower Project

Committeeman Blaszk informed that he is working on obtaining my information on the wildflower project. He stated that the objectives of this project is to establish long term solutions and reduce the cost to maintain to maintain the open fields within the boundaries of Greenwich Chase/Wyndham Farms developments as well as improving the environment.

Old School Status Update

Committeeman Blaszk informed that this topic is something on the Planning Board under redevelopment. There is still the oil tank removal that needs to be addressed. Engineer Finelli provided a report regarding the septic system and also the parking issue.

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Environmental issues inside the building (mold and asbestos) still have not been addressed.

COAH

Resolution 2007-44 Requesting Council on Affordable Housing to approve proposed amendment to the Greenwich Township development.

Committeewoman Emiliani made a motion, seconded by Committeeman Visconti o approve resolution 2007-44

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck

Opposed: None

MOTION CARRIED

First Reading

Ordinance 2007-04

AN ORDINANCE AMENDING CHAPTER 15 (ZONING) OF THE ZONING ORDINANCE OF THE TOWNSHIP OF GREENWICH, COUNTY OF WARREN STATE OF NEW JERSEY, SUPPLEMENTING SECTION 16-19D ENTITLED "REQUIREMENTS FOR DEVELOPMENTS INCREASING THE TOWNSHIP'S GROWTH SHARE OBLIGATION FOR AFFORDABLE HOUSING"

Committeewoman Emiliani made a motion, seconded by Mayor Kanyuck to approve for first reading Ordinance 2007-04

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck

Opposed: None

MOTION CARRIED

First Reading

Ordinance 2007-05

AN ORDINANCE CONCERNING DEVELOPMENT FEES AND AMENDING CHAPTER II (ADMINISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF GREENWICH, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING SECTION 2-18 ENTITLED "AFFORDABLE HOUSING BOARD, HOUSING OFFICER AND AFFORDABLE HOUSING TRUST FUND"

Committeeman Blaszka made a motion, seconded by Committeewoman Emiliani to approve for first reading Ordinance 2007-05

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck

Opposed: None

MOTION CARRIED

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Sewer
Honda Agreement

This item is tabled, still working on the agreement.

Committeeman Visconti

Court

Committeeman Visconti informed the Committee that he spoke with Marlene Sullivan, Court Administrator and that they have received applications and she has interviewed regarding the position as violations clerk. She has recommended Wendy Gregory as the candidate for this temporary part time position at a salary of \$9.00 per hour.

Committeewoman Emiliani made a motion, seconded by Committeeman Visconti to hire Wendy Gregory as a temporary part time violations clerk not to exceed 20 hours per week at a salary of \$9.00 per hour.

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck
Opposed: None
MOTION CARRIED

Recreation

Committeeman Visconti informed that he was notified by President Dan Perez on March 15, 2007 of the altercations that took place at the Stewartsville School during a basketball game. He stated that he is very upset that the children saw the altercations. He praised Dan Perez for coming up with a zero tolerance policy about misbehaviors at athletic events. He also commended him about the ad that was placed in the newspaper regarding the zero tolerance policy.

Attorney Pfeiffer

First Reading

Ordinance 2007-06

AN ORDINANCE THAT WOULD AUTHORIZE THE PLACEMENT OF STOP
SIGNS AT THE RAILROAD CROSSING LOCATION

Committeeman Gurneak made a motion, seconded by Committeewoman Emiliani to approve for first reading Ordinance 2007-06

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck

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Opposed: None
MOTION CARRIED

First Reading

Ordinance 2007-07

AN ORDINANCE TO AMEND OUR OPRA ORDINANCE WHICH WOULD
REQUIRE A DEPOSIT REQUIREMENT

Committeewoman Emiliani made a motion, seconded by Committeeman Visconti to
approve for first reading Ordinance 2007-07

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck
Opposed: None
MOTION CARRIED

Committeeman Visconti made a motion, seconded by Committeeman Gurneak to
authorize Attorney Pfeiffer to review the Recreation Association by-laws and to draft a
policy regarding procedures.

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck
Opposed: None
MOTION CARRIED

Salt Shed Door

Committeeman Gurneak made a motion, seconded by Committeeman Visconti to
approve the quote from Lebanon Door Company, dated December 28, 2006 in the
amount of \$21,600.

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck
Opposed: None
MOTION CARRIED

- **PUBLIC COMMENT PERIOD**

Committeewoman Emiliani made a motion, seconded by Committeeman Blaszka to open
the meeting to the public for public comment

Voting in favor: Blaszka, Visconti, Emiliani, Gurneak, Kanyuck
Opposed: None
MOTION CARRIED

Ray Tanella of 205 Austin Circle – Commended Committeeman Gurneak for his idea of
a capital projects committee.

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Dan Perez – Recreation President – Informed that he has received complaints regarding what happened at the school and that the child affected was traumatized and has quit playing from the team. Requested DPW to move bleachers from Stecker field to Beatty's Road field. Recreation is buying a new set for Stecker field. Also stated since the township is not doing anything regarding the recreation complex that they should think about building a new recreation center.

Erica Roth of 300 Emeline Way – Concerned regarding the need for three (3) additional police officers, requested an analysis of the next three years out and the costs associated. Concerned how this would affect taxpayers. Also stated that regarding the capital project committee that this should be open to all residents.

Joe Schiller – 418 Daniel Drive – Questioned the next step of the budget process. Regarding the fire tanker the original vendor was not qualified, Chief Mecsey is happy with the final outcome. Capital Projects Committee the right people are needed with common sense, knowledge and skills should be a diverse group of people. Also recommended crown vetch shrubbery instead of native grass on the wildflower project.

Tanya Segal – 1913 Lincoln Drive – President of the Greenwich Chase Homeowners Association, she suggested that those homeowners effected by open space in Wyndham Farms Development pay for the service of grass cutting. Also, discussed with Committee the open space land in Greenwich Chase Development and the possible transfer of land to Greenwich Chase Association.

EXECUTIVE SESSION RESOLUTION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed as follows: Contract negotiations, Pending Litigation, Land Acquisition and Personnel
3. It is anticipated at this time that the above stated subject matter will be made public at: When a decision has been rendered.

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4. This Resolution shall take effect immediately.

Committeewoman Emiliani made a motion, seconded by Committeeman Visconti to adopt the foregoing Resolution and enter into Executive Session.

Voting in favor: Blaszka, Gurneak, Emiliani, Visconti, Kanyuck
Opposed: None
MOTION CARRIED

Mayor Kanyuck made a motion, seconded by Committeeman Blaszka to come out of executive session and reopen the meeting to the public

Voting in favor: Blaszka, Gurneak, Emiliani, Visconti, Kanyuck
Opposed: None
MOTION CARRIED

• **ADJOURN**

As there was no further business, Committeeman Visconti made a motion, seconded by Committeeman Blaszka to adjourn the meeting.

Voting in favor: Blaszka, Gurneak, Emiliani, Visconti, Kanyuck
Opposed: None
MOTION CARRIED

Kimberly Viscomi, RMC
Township Clerk