

MINUTES OF SPECIAL MEETING OF APRIL 29, 2024

The regular meeting of the Frelinghuysen Township Committee was held in the Municipal Building, 210 Main Street, Johnsonburg, New Jersey on Monday, April 29, 2024, and was called to order at 4:00 p.m. by Mayor Ramos.

SUNSHINE LAW STATEMENT:

Under the provisions of the Open Public Meetings Act, adequate notice of this meeting was provided by posting notice on the Township bulletin board and by emailing notice to the New Jersey Herald and The Express-Times.

ROLL CALL:

Those present were: Mayor Ramos, Deputy Mayor Stracco, Committeeman McPeek, Committeeman Stock, and Municipal Clerk Donna Zilberfarb.

ORDINANCES:

#2024-05 ORDINANCE APPROPRIATING THE SUM OF \$120,000.00 FOR THE ACQUISITION OF 2009 FERRARA HME PUMPER AND RELATED COSTS AND EQUIPMENT BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey as follows: **SECTION 1:** The sum of One Hundred and Twenty Thousand Dollars and no cents (\$120,000.00) presently located in the General Capital Fund, Reserve for Fire Department is hereby appropriated for the Acquisition of 2009 Ferrara HME Pumper and Related Costs and Equipment in Township of Frelinghuysen funded from the General Capital Fund, Reserve for Fire Department. **SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

- 1) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Frelinghuysen may lawfully make as a capital purchase.
- 2) The period of usefulness of the purpose described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

SECTION 3: All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency. **SECTION 4:** This ordinance becomes effective immediately upon publication after adoption. Keith Ramos, Mayor, ATTEST: Donna Zilberfarb, RMC, Municipal Clerk **NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Frelinghuysen, in the County of Warren, State of New Jersey, held on the 29th day of April, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 210 Main Street, on May 15th, 2024 at 6:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public. Motion was made by Mr. Stock to open for first reading for introduction, seconded by Mr. McPeek. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

ORDINANCE #2024-06 AMENDING ORDINANCE 2022-05 AND 2022-08 ESTABLISHING SALARY RANGES NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Frelinghuysen, County of Warren and State of New Jersey, that the annual, monthly, or hourly salary ranges of the following elected officials, appointees and employees of the Township of Frelinghuysen, effective January 1, 2024 shall be as follows:

TITLE:	MINIMUM		MAXIMUM		
MAYOR	\$3,000.00	to	\$5,000.00		ANNUAL
TOWNSHIP COMMITTEE MEMBERS	\$3,000.00	to	\$5,000.00		ANNUAL
MUNICIPAL CLERK	\$50,000.00	to	\$90,000.00		ANNUAL
PART TIME CLERICAL HELP	\$16.00	to	\$20.00		PER HOUR
TAX COLLECTOR	\$15,000.00	to	\$30,000.00		ANNUAL
TAX ASSESSOR	\$15,000.00	to	\$40,000.00		ANNUAL
CHIEF FINANCIAL OFFICER	\$15,000.00	to	\$30,000.00		ANNUAL
QUALIFIED PURCHASING AGENT	\$1,000.00	to	\$5,000.00		ANNUAL
BOARD OF HEALTH MEMBERS	\$25.00	to	\$50.00		ANNUAL
ANIMAL CONTROL OFFICER	\$5,000.00	to	\$15,000.00		ANNUAL
OPEN SPACE/FARMLAND PRESERVATION SECRETARY	\$16.00	to	\$30.00		PER HOUR

CLEAN COMMUNITIES' OORDINATOR	\$500.00	to	\$2,000.00	ANNUAL	
RECYCLING COORDINATOR	\$500.00	to	\$2,000.00	ANNUAL	
FORESTRY MANAGEMENT SECRETARY	\$16.00	to	\$30.00	PER HOUR	
ENVIRONMENTAL COMM SECRETARY	\$16.00	to	\$30.00	PER HOUR	
RECREATION SECRETARY (FFP)	\$16.00	to	\$30.00	PER HOUR	
EMERGENCY MANAGEMENT COORDINATOR	\$1,000.00	to	\$3,000.00	ANNUAL	
DEPUTY EMERGENCY MGT COORDINATOR	\$1,000.00	to	\$3,000.00	ANNUAL	
ASSISTANT EMERGENCY MGMT COORDINATORS (4)	\$250.00	to	\$2,000.00	ANNUAL	
STATE OF EMERGENCY VARIABLE COMP	\$100.00	to	\$500.00	PER DAY	
FIRE CHIEF	\$500.00	to	\$1,000.00	ANNUAL	
DEPUTY FIRE CHIEF	\$400.00	to	\$600.00	ANNUAL	
FIRE SECRETARY	\$200.00	to	\$400.00	ANNUAL	
FIRE TREASURER	\$200.00	to	\$400.00	ANNUAL	
CONSTRUCTION OFFICER	\$15,000.00	to	\$80,000.00	ANNUAL	
BUILDING SUBCODE INSPECTOR	\$2,000.00	to	\$20,000.00	ANNUAL	
TEMP SUBCODE INSPECTOR	\$30.00	to	\$50.00	PER HOUR	
FIRE INSPECTOR OFFICIAL	\$2,000.00	to	\$15,000.00	ANNUAL	
ELECTRICAL INSPECTOR	\$2,000.00	to	\$20,000.00	ANNUAL	
PLUMBING SUBCODE INSPECTOR	\$2,000.00	to	\$20,000.00	ANNUAL	
TECHNICAL ASSISTANT TO THE CONSTRUCTION OFFICER	\$2,000.00	to	\$12,000.00	ANNUAL	
ZONING OFFICER	\$5,000.00	to	\$15,000.00	ANNUAL	
CODE ENFORCEMENT OFFICER	\$30.00	to	\$50.00	PER HOUR	
LAND USE SECRETARY	\$16.00	to	\$30.00	PER HOUR	
DPW FOREMAN	\$20.00	to	\$50.00	PER HOUR	
DPW OPERATOR/LABORER	\$18.00	to	\$30.00	PER HOUR	
TEMPORARY DPW LABORER	\$16.00	to	\$25.00	PER HOUR	
TEMPORARY DPW EQUIPMENT OPERATOR WITH CDL	\$30.00	to	\$40.00	PER HOUR	
TEMPORARY DPW EQUIPMENT OPERATOR WITHOUT CDL	\$25.00	to	\$35.00	PER HOUR	
MANAGER OF PUBLIC LANDS	\$500.00	to	\$3,000.00	ANNUAL	
ASSISTANT MANAGER OF PUBLIC LANDS	\$500.00	to	\$3,000.00	ANNUAL	

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately upon final publication and adoption pursuant to law. ATTEST: TOWNSHIP OF FRELINGHUYSEN DONNA ZILBERFARB, Clerk KEITH RAMOS, Mayor **NOTICE** Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the special meeting of the Frelinghuysen Township Committee held on April 29, 2024 at 4 p.m. and will be considered for final reading for adoption at the meeting of the Frelinghuysen Township Committee held on May 15, 2024 at 6 p.m. at the Frelinghuysen Township Town Hall, 210 Main Street, Frelinghuysen Township, New Jersey. Motion was made by Mr. Stock to open for first reading for introduction, seconded by Mr. McPeek. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

ORDINANCE #2024-07 ORDINANCE APPROPRIATING THE SUM OF \$50,000.00 FOR THE PURCHASE OF EQUIPMENT FOR THE DEPARTMENT OF PUBLIC WORKS BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey as follows: **SECTION 1:** The sum of Fifty Thousand Dollars and no cents (\$50,000.00) presently located in the General Capital Fund, Reserve for Public Works Equipment is hereby appropriated for the Purchase of Equipment for the Department of Public Works in the Township of Frelinghuysen funded from the General Capital Fund, Reserve for Public Works Equipment. **SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

- 3) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Frelinghuysen may lawfully make as a capital purchase.
- 4) The period of usefulness of the purpose described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

SECTION 3: All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency. **SECTION 4:** This ordinance becomes effective immediately upon publication after adoption. Keith Ramos, Mayor **ATTEST:** Donna Zilberfarb, RMC, Municipal Clerk **NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Frelinghuysen, in the County of Warren, State of New Jersey, held on the 29th day of April, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 210 Main Street, on May 15th, 2024 at 6:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public. Motion was made by Mr. Stock to open for first reading for introduction, seconded by Mr. McPeek. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

ORDINANCE #2024-08 ORDINANCE APPROPRIATING THE SUM OF \$150,000.00 FOR VARIOUS ROADWAY IMPROVEMENTS BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey as follows: **SECTION 1:** The sum of One Hundred and Fifty Thousand Dollars and no cents (\$150,000.00) presently located in the General Capital Fund, Reserve for Various Roadway Improvements is hereby appropriated for Various Roadway Improvements in the Township of Frelinghuysen funded from the General Capital Fund, Reserve for Various Roadway Improvements. **SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

- 5) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Frelinghuysen may lawfully make as a capital purchase.
- 6) The period of usefulness of the purpose described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

SECTION 3: All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency. **SECTION 4:** This ordinance becomes effective immediately upon publication after adoption. Keith Ramos, Mayor **ATTEST:** Donna Zilberfarb, RMC, Municipal Clerk **NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Frelinghuysen, in the County of Warren, State of New Jersey, held on the 29th day of April, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 210 Main Street, on May 15th, 2024 at 6:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public. Motion was made by Mr. McPeek to open for first reading for introduction, seconded by Mr. Stock. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

ORDINANCE #2024-09 ORDINANCE APPROPRIATING THE SUM OF \$170,000.00 FOR THE RENOVATIONS AND UPGRADES TO TOWN HALL BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey as follows: **SECTION 1:** The sum of One Hundred and Seventy Thousand Dollars and no cents (\$170,000.00) presently located in the General Capital Fund, Reserve for Town Hall Renovations is hereby appropriated for the Renovations and Upgrades to Town Hall in the Township of Frelinghuysen funded from the General Capital Fund, Reserve for Town Hall Renovations. **SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

- 7) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Frelinghuysen may lawfully make as a capital purchase.
- 8) The period of usefulness of the purpose described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

SECTION 3: All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency. **SECTION 4:** This ordinance becomes effective immediately upon publication after adoption. Keith Ramos, Mayor **ATTEST:** Donna Zilberfarb, RMC, Municipal Clerk **NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Frelinghuysen, in the County of Warren, State of New Jersey, held on the 29th day of April, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 210 Main Street, on May 15th, 2024 at 6:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public. Motion was made by Mr. McPeek to open for first reading for introduction, seconded by Mr. Stock. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

ORDINANCE #2024-10 ORDINANCE APPROPRIATING THE SUM OF \$30,000.00 FOR THE PURCHASE AND INSTALLATION OF HVAC SYSTEM AT TOWN HALL BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Frelinghuysen, County of Warren, State of New Jersey as follows: **SECTION 1:** The sum of Thirty Thousand Dollars and no cents (\$30,000.00) presently located in the General Capital Fund, Reserve for Town Hall Renovations is hereby appropriated for the Purchase and Installation of HVAC System at Town Hall in the Township of Frelinghuysen funded from the General Capital Fund, Reserve for Town Hall Renovations. **SECTION 2:** In connection with the amount authorized in Section 1 hereof, the Township makes the following determinations:

9) The purpose described in Section 1 hereof is not a Current Expense and is a purchase the Township of Frelinghuysen may lawfully make as a capital purchase.

10) The period of usefulness of the purpose described in Section 1 hereof is not in the limitation of said Local Bond law and according to the aggregate reasonable life thereof is five (5) years or longer.

SECTION 3: All ordinances or parts of ordinances which are inconsistent with the terms of this ordinance be and the same hereby repealed to the extent of their inconsistency. **SECTION 4:** This ordinance becomes effective immediately upon publication after adoption. Keith Ramos, Mayor **ATTEST:** Donna Zilberfarb, RMC, Municipal Clerk **NOTICE** is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Frelinghuysen, in the County of Warren, State of New Jersey, held on the 29th day of April, 2024. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 210 Main Street, on May 15th, 2024 at 6:00 P.M., and during the preceding week copies of the ordinance will be made available at the Clerk's office in the Municipal Building to members of the general public. Motion was made by Mr. McPeek to open for first reading for introduction, seconded by Mr. Stock. Roll call vote: Mr. McPeek-yes; Ms. Natyzak-absent; Mr. Ramos-yes; Mr. Stock-yes; Mr. Stracco-yes. Second reading for adoption will be held May 15, 2024.

COMMITTEE REPORTS:

- Mayor Ramos – nothing to report
- Deputy Mayor Stracco – nothing to report
- Committeeman McPeek – nothing to report
- Committeewoman Natyzek – nothing to report
- Committeeman Stock – nothing to report
- Attorney Rich Beilin – nothing to report
- Municipal Clerk Zilberfarb let the committee know that Clean up week will be June 3-8 this year.

OLD BUSINESS:

There was no old business discussed

NEW BUSINESS:

- There was no new business discussed

OPEN MEETING TO THE PUBLIC:

Motion was made by Mr. McPeek, seconded by Mr. Stock limiting it to 20 minutes to open meeting to the public. All were in favor. Spoke were:

Mr. Ramos explained that there will be no discussion on the pending cannabis application or any of the Ordinances that were just introduced and he explained the process for Ordinances and public comment would be during the May 15th meeting when they are open to the public for comment.

- Dan Kohuth asked if the township has taken a different stance on cannabis. Mr. Ramos explained that we can not comment.
- Dave Togno asked how many house fires with in the last 5 years have there been in Frelinghuysen? Mr. Ramos stated there were 2 fires this year and 2 previous in the last 22 years. Mr. Togno asked if that justified us having a fire department? Mr. Ramos explained that we had 3 fire departments in the past and that this has been discussed for the past 3 years and that the fire department is established. Mr. Togno again asked why it wasn't brought to the entire town for a vote and felt it should be brought up to the entire town.
- Ed Remia asked how many fire trucks in service do we have? Mr. Ramos stated in service 3 we have 4 trucks but the ladder truck is not in service at this time. Mr. Remia asked if we needed the ladder truck and why not sell it? Mr. Ramos asked him to reach out to the Chief and he can explain and he would have a plan for that. He also asked if it was volunteer fire company and if the town has a say in the monies. Mr. Ramos explained it is volunteers and yes there is a say in the monies. Mr. Kohuth asked if they have a budget for 2024 and Mr. Ramos stated yes. Mr. Ramos explained the budget process and that all vehicles are owned through the township and discussed not wanting to ever purchase a brand new fire truck and used Hope Township Fire as an example of buying a used truck.
- Loren Greco asked what equipment and Mr. Ramos explained that it can't be discussed at this time but equipment needs to be updated and also discussed road grants and engineering costs. Mr. Stracco explained fully funding an ordinance is not putting the town in any more debt and that it has been the objective to be debt free and was 16 years and now it is down to 3 years if the town stays the same course.
- Dan Kohuth asked since the budget is complete if the fire department has one and where can the public see the budget. Mr. Ramos explained the budgeting process and o&e and that the budget will be available on the website once it is signed.

- Ed Remia did you accept what they wanted in the budget or did you say no. Mr. Ramos stated no we did not accept and they came back two times.
- Dave Togno asked about the cost of the truck and Mr. Ramos explained it couldn't be discussed but will be at the adoption meeting. Mr. Togno asked how long fire trucks can stay in service. Mr. McPeek stated that Lafayette has 2 trucks that are a 1976 pumper truck and a 1978 tanker that are in service. Mr. Stock explained that if you have trucks that are less than 25 years old you will not get any grants. Mr. Togno asked if the fire department was training with other departments in the area> Mr. Ramos stated yes. Mr. Togno asked about the sale of the property on Route 94 for \$600,000-\$700,000. Mr. Ramos explained it was on the market at \$900,000 and did not sell and went out to public auction several times and then it went to public auction again and sold for \$1.4 million. Mr. Togno also asked Mr. Stock about a rumor that supposedly another cannabis application you vote no on. Mr. Stock explained it was a D variance and was not allowed to be in attendance.
- Dan Kohuth asked if that application passed. Mr. Stracco explained the D variance and how it is stricter and more severe for what zone requires and most of the town is zoned AR6. He explained that if someone wanted to put an auto shop on the property they could with a zone of ROM. Applications for variances are heard before the Land Use Board as they are a quasi judicial body.
- Dave Togno asked about the zoning changes for the Route 94 property. Mr. Ramos explained it changed from NC (neighborhood commercial) to ROM (research office manufacturing)
- Ed Remia asked why the zone was changed. Mr. Ramos explained past people that had approached to put up meat packing plant, auto dealer and solar. Dave Togno asked if the zone was changed so cannabis could go there. Mr. Ramos stated no.
- Ed Remia asked about D Variance on Kerrs Corner Road being granted. Mr. Ramos explained it can't be discussed and doesn't know as the Land Use Board would be the board to ask. Mr. Stock stated it was an outside grow and was not permitted under any ordinance and didn't meet the requirements.
- Mr. Kohuth asked why land use board would grant the Kerrs Corner application and who hires the attorney for the land use board. Mr. Ramos stated he should ask the land use board and Mr. Stracco explained that the Land Use Board hires the attorney and professionals.
- Doris Poyer stated that the land wasn't owned by that applicant and it was sold out from under her.
- Dave Togno asked who hires the Zoning Counsel? Mr. Stracco explained again the Land Use Board hires the professionals.
- Ed Remia asked that they can do whatever without Township committee approval? Mr. Stracco explained yes because they are their own board. He also explained Land Use boards and zoning and planning boards and that most towns have merged to Land Use Boards.
- Ed Remia asked if the Township committee oversaw the bidding process and then asked that once property sold the township committee has nothing to do after? Mr. Stracco explained the process and higher bidder. Mr. Remia asked who the attorney for the Land use board is. Mr. Ramos stated David Brady.
- Ed Remia asked about paving and fully funded capital for Greendell road paving. Mr. Ramos explained the issues behind Greendell Road and that the coop has changed and that Tilcon has the first part and the last phase will be awarded this year and that the Engineer is reaching out to the State but at least half of what is left will be paved this year. Mr. McPeek explained that costs of paving and discussed last year paving Kerrs Corner section was \$143,000 for one mile.
- Ed Remia asked about right of way and center line to side of road. It was explained that it could be different from road to road and to look at tax maps.
- George Stoff asked what the cost for fire protection was for surrounding towns. Mr. Ramos explained \$105,000 per year for the 3 towns but they asked for \$150,000.

Motion was made by Mr. Stock, seconded by Mr. Stracco to close to the public. All were in favor.

ADJOURNMENT:

There being no further business, motion was made by Mr. McPeek, seconded by Mr. Stock to adjourn the meeting at 4:54 p.m. All were in favor.

Respectfully submitted,

Donna Zilberfarb, RMC