



BOROUGH OF ALPHA

1001 East Boulevard
Alpha, New Jersey 08865

REGULAR MEETING AGENDA

Borough of Alpha Municipal Building
Tuesday, November 28, 2017 – 7:00 PM

1. Call to Order: Open Public Meetings Notice- Mayor Craig S. Dunwell
2. Prayer & Salute to the Flag
3. Roll Call:
Mr. Cartabona Mrs. Grossman, Mr. Pettinelli, Mr. Schwar, Mr. Seiss, Mr. Singleton
4. Public Comment:
5. Ordinances:
 - **INTRODUCTION OF ORDINANCE 2017-12** (Public hearing to be held at 12/27/17 meeting)
AN ORDINANCE SETTING THE SALARY RANGES FOR ALL OF THE EMPLOYEES OF THE BOROUGH OF ALPHA
6. Resolutions:
 - **RESOLUTION 2017-113**
RESOLUTION AWARDING A CONTRACT FOR SWIMMING POOL RECONSTRUCTION AND REHABILITATION
 - **RESOLUTION 2017-150**
RESOLUTION ADOPTING THE 'AFFIRMATIVE MARKETING PLAN' FOR THE BOROUGH OF ALPHA
7. Approval of Minutes:
 - Regular Meeting:
3/16/17 & 3/28/17
 - Executive Session: Unreleased Approved Executive Session Minutes:
8. Department Reports:
 - Administration – Councilman Alan Singleton
 - Finance – Councilman Michael Schwar
 - Health & Welfare – Councilman Peter Pettinelli
 - Public Property – Councilwoman Tracy Grossman
 - Public Safety – Councilman Thomas Seiss
 - Public Works – Councilman Louis Cartabona

10. Committee Reports
 11. Professionals & Officials Reports:
 - Mayor – Craig S. Dunwell
 - Police Department-Robert Stettner
 - Fire Department –Sean McDyer
 - Emergency Squad -
 - Office of Emergency Management – Todd Pantuso
 - Attorney – Christopher Troxell
 - Engineer – Stephanie Cuthbert
 - CFO- Lorraine Rossetti
 - Administrative Clerk – Donna Messina
 - Recycling Coordinator – Thomas Fey
 - Code Enforcement –Thomas Fey
 - Library Board –Steve Noll
 12. Public Comment:
 13. Payment of Bills and Claims
 14. Old Business
 15. New Business:
 - Alpha Volunteer Fire Co. – Bingos for various dates in 2018.
 16. Executive Session
 17. Adjournment
-

Executive Session may be called any time prior to adjournment.

The public may be excluded for the following reasons as stated in the Open Public Meetings Act, NJSA 10:4-12:

- (1) Any matter which, by express provision of Federal Law or State statute or rule of court, shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
- (3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, date, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
- (4) Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) Any matter involving the purchase, lease, or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
- (6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection including any investigation of violations or possible violations of the law.
- (7) Any pending or anticipated litigation or contract negotiation other than in section 4 herein in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
- (8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.
- (9) Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act or omission for which the party bears responsibility.

Unreleased Approved Executive Session Minutes List

Litigation:

06/13/95 (#1) Sewer
 04/13/99 (#2) Sewer (Pohatcong)
 05/11/99 (#2) Sewer (Pohatcong)
 05/25/99 (#1) Sewer (Pohatcong)
 05/25/99 (#3) Sewer (Pohatcong)
 09/09/99 (#2) Resnick
 09/28/99 (#1) Sewer (Phillipsburg)
 09/28/99 (#8) Resnick
 10/12/99 (#1) Sewer (Pohatcong)
 10/26/99 (#1) Sewer (Pohatcong)
 11/09/99 (#3) Sewer (Pohatcong)
 12/14/99 (#1) Resnick
 12/28/99 (#2) Resnick
 01/11/00 (#1) Sewer (Pohatcong)
 01/11/00 (#2) Resnick
 02/22/00 (#4) Resnick
 03/06/00 (#1) Resnick
 04/24/00 (#6) Resnick
 05/23/00 (-) Resnick
 06/08/00 (-) Resnick
 07/25/00 (#2) Resnick
 08/08/00 (#1) Resnick
 08/22/00 (#2) Sewer
 09/07/00 (#3) Sewer
 10/10/00 (-) Sewer
 11/28/00 (#2) Resnick
 12/12/00 (#5) Resnick
 01/09/01 (#5) Sewer (Hubbard)
 04/24/01 (#3) Pohatcong
 04/24/01 (#5) Litigation Updates
 05/08/01 (#1) Alpha 519
 06/26/01 (#3) Resnick
 02/26/02 (#2) EAI
 03/26/02 (#1) EAI
 06/25/02 (#2) Alpha 519
 07/23/02 (#3) Resnick
 08/13/02 (#2) Sewer
 10/22/02 (#4) Resnick
 11/12/02 (#1) Resnick
 11/26/02 (#7) Resnick
 12/10/02 (#3) Resnick
 01/14/03 (#4) Sewer Contract
 03/25/03 (#6) Alpha 519
 04/22/03 (#4) Alpha 519
 09/09/03 (#6) COAH
 09/23/03 (#1) Sewer Litigation
 09/23/03 (#3) Alpha 519
 10/14/03 (#2) Alpha 519
 10/28/03 (#1) Sewer Agreement
 11/10/03 (#1) Alpha 519
 11/10/03 (#4) Sewer
 12/09/03 (#2) Alpha 519
 12/09/03 (#3) DEP-Sewer
 12/16/03 (#1) Don Souders
 01/13/04 (#1) Lyn Aaroe-Sewer
 01/13/04 (#3) Souders-Sewer
 02/10/04 (#1) Perelman
 02/10/04 (#3) Alpha 519
 02/24/04 (#4) Alpha 519
 03/09/04 (#1) Alpha 519
 08/24/04 (#5) Alpha 519
 09/28/04 (#2) Alpha 519
 10/12/04 (#5) Odor-Alpha 519
 10/12/04 (#7) Resnick-Toll Brothers
 10/26/04 (#4) Landfill
 10/26/04 (#5) Resnick Update
 11/09/04 (#3) P'Burg Sewer
 11/09/04 (#4) Resnick-Prop. Transf.
 11/30/04 (#3) Resnick
 12/14/04 (#6) Alpha 519

Litigation (continued):

01/11/05 (#3) Alpha 519
 01/25/05 (#1) Alpha 519
 02/08/05 (#7) Alpha 519
 03/08/05 (#1) Pohat-Water/Sewer
 05/10/05 (#4) Alpha 519
 06/14/05 (#1) P'Burg Sewer
 08/09/05 (#3) Litigation Updates
 08/23/05 (#2) Alpha 519
 09/27/05 (#2) Aqua
 09/27/05 (#3) EAI Letter
 10/11/05 (#5) EAI Letter
 01/24/06 (#2) Brian Prop
 02/28/06 (#1) Alpha 519
 02/28/06 (#2) COAH
 03/14/06 (#10) EAI Update
 03/29/06 (#5) COAH
 04/11/06 (#1) COAH
 04/11/06 (#6) Toll Brothers
 04/25/06 (#3) Ezekian-Crincoli-Landfill
 05/09/06 (#1) Toll Brothers
 08/08/06 (#5) Pohat School-Sewer
 10/10/06 (#1) CFO
 10/10/06 (#3) COAH
 10/10/06 (#5) Pohat & Alpha Sewer
 11/28/06 (#1) Rocco
 12/05/06 (#7) Homa Farm-Rocco
 12/19/06 (#3) Brian Properties
 03/13/07 (#3) Pohatcong-Sewer Lines
 03/13/07 (#2) Alpha 519
 03/27/07 (#1) Alpha 519
 03/27/07 (#2) Brian Properties
 04/10/07 (#2) Alpha 519
 05/08/07 (#2) Alpha 519
 05/08/07 (#3) Almond Tree Liquor Lic.
 06/12/07 (#1) Planning Board
 12/08/09 (#2) DEP-Home Water Dmg
 04/27/10 (#3) Woodhill
 07/13/10 (#5) Resolution for Quarry
 03/26/13 (#6) New Fire Truck
 04/23/13 (#2) DR Horton
 04/23/13 (#3) Sewer Blockag
 04/23/13 (#4) AYAA
 04/23/13 (#5) AYAA Missing Funds
 04/23/13 (#6) Library
 05/28/13 (#2) D.R. Horton
 05/28/13 (#5) DEP
 06/11/13 (#12) Pedestrian Injury
 06/11/13 (#13) DR Horton
 06/11/13 (#2) Sinkhole Third Ave
 6/11/13 (#10) Water Meters Malfunction
 07/09/13 (#1) DR Horton
 07/09/13 (#2) Lear-Fence
 07/09/13 (#3) Alpha V. John Does
 07/09/13 (#4) Fred Cook
 07/09/13 (#5) Sink Hole-Oberly Property
 07/09/13 (#6) AYAA
 08/13/13 (#5) Homa Farm Drainage
 08/13/13 (#6) Cahill Rambo Farm
 08/13/13 (#9) Fire Hydrant Damage
 08/13/13 (#10) Fred Cook
 08/13/13 (11) John Doe Lawsuit
 09/10/13 (#1) Damage at AYAA Field House
 09/10/13 (#5) Water Main Break-Penn Bower
 09/10/13 (#6) Backwash permit
 10/22/13 (#1) Vault on W Vulcanite
 10/22/13 (#9) Cook Litigation
 11/12/13 (#1) Mold
 11/26/13 (#1) Wayne St Water Main Break
 11/26/13 (#3) MOLD-Peosh

Contractual:

10/11/94 (-) Sewer Agreement
 01/28/97 (#8) Sewer Contract
 05/26/98 (#1) Sewer Negotiations
 06/09/98 (#2) Sewer Negotiations
 07/14/98 (#3) Sewer Contract
 07/14/98 (#4) Sewer Capacity
 11/24/98 (#2) Sewer Agreement
 12/08/98 (#1) Sewer Contract
 07/27/99 (#1) Sewer Contract
 10/08/02 (#3) Quarry
 10/22/02 (#3) Quarry
 11/12/02 (#3) Quarry
 12/10/02 (#1) Quarry
 12/10/02 (#4) Sewer
 09/09/03 (#2) Quarry
 09/23/03 (#2) Quarry
 10/28/03 (#2) Quarry
 09/28/04 (#6) Pohat Sewage Request
 10/12/04 (#1) P'Burg Sewer Agrmnt.
 10/26/04 (#7) Sewer Agreement
 11/30/04 (#1) Quarry
 11/30/04 (#2) Alpha 519
 02/22/05 (#5) Water-Alpha 519
 04/26/05 (#3) Water Allocation
 06/28/05 (#8) Sewer
 07/12/05 (#1) Sewer Update
 08/23/05 (#1) Sewage
 09/13/05 (#3) Aqua
 10/25/05 (#3) Aqua
 05/23/06 (#1) Sewer w/P'Burg
 05/23/06 (#5) Quarry
 08/08/06 (#9) P'Burg Sewer Agrmnt
 11/28/06 (#3) CFO-Salaries
 12/05/06 (#8) DPW-CFO Contracts
 12/19/06 (#2) CFO
 06/23/09 (#2) Water System
 12/08/09 (#1) Clerk Transition
 01/26/10 (#2) Appraisal
 04/27/10 (#5) Quarry
 07/27/10 (#1) DPW Contract-Pension
 04/23/13 (#7) Fire Truck
 05/28/13 (#3) Firetruck
 05/28/13 (#4) Industrial Drive
 05/28/13 (#6) Sewer Highlands
 06/11/13 (#1) Indus Dr Realignment
 06/11/13 (#3) Valves & Pipe Upgrade
 06/11/13 (#4) Court-Shared Services
 06/11/13 (#8) Insurance
 07/09/13 (#8) Fire Truck Bill
 07/09/13 (#11) Admin Clerk
 07/09/13 (#12) Homa Farm
 08/13/13 (#1) Court
 08/13/13 (#7) Fire Truck
 09/10/13 (#3) Lease of Pub Property-Cell Tower
 09/10/13 (#4) Truck Purchase
 09/10/13 (#7) Penn Bower
 09/10/13 (#11) Fire Truck
 09/19/13 (#1) Mold Remediation
 09/24/13 (#1) LUB Rep
 09/24/13 (#3) Mold
 10/22/13 (#2) Water Main Easement
 10/22/13 (#4) Fire Truck Repairs
 11/12/13 (#2) DEP Alpha St Well
 11/12/13 (#4) Easement-Rooks
 11/12/13 (#5) Court Shared Services
 11/12/13 (#6) FireTruck Purchase
 11/26/13 (#4) PEG Bandwidth
 11/26/13 (#8) Savary-Work done for Borough -Concrete
 12/10/13 (#3) Alpha Fire Co-Meet & Greet

Personnel:

03/14/06 (#4) DPW-Ins. Liability
 03/14/06 (#8) Pohat Sewer Billing
 05/23/06 (#4) Plan. Attny-Master Plan
 10/24/06 (#5) Labor Attny-DPW
 01/23/07 (#1) Open Space
 02/13/07 (#1) Construction Official
 02/13/07 (#4) Attorney Souders
 02/27/07 (#2) Auditors
 02/27/07 (#4) CFO-Weekend Work
 03/13/07 (#4) Don Souders
 11/27/07 (#2) Health Benefits-Assessor
 11/10/09 (#2) Dep Clerk-Salary
 12/15/09 (#1) Pension for Sewer Emp.
 12/15/09 (#3) Sewer-Reports & AD
 01/05/10 (#1) CFO-Greenwich
 01/05/10 (#4) Savary-DPW Employees
 01/26/10 (#4) CFO-Greenwich
 01/26/10 (#5) Mayor-Letter Re'cd
 01/26/10 (#6) Licensed Operator
 02/09/10 (#1) Savary-Recycle Coord.
 02/23/10 (#1) Court Administrator
 03/09/10 (#2) Water Pump Operator
 03/23/10 (#3) Court Administrator
 03/23/10 (#5) Court Administrator
 03/23/10 (#6) CFO-Rice Notice
 04/27/10 (#1) Rice Notice CFO
 04/27/10 (#6) DPW Harassment Complaint
 05/11/10 (#6) Art Groves
 05/11/10 (#7) Clarence Deemer
 05/25/10 (#3) Art Groves
 05/25/10 (#4) Librarian
 07/13/10 (#8) Clerk-Personnel Records
 07/27/10 (#2) Scrap Metal
 07/27/10 (#6) Scrap Metal: Clean Up
 08/10/10 (#2) Clerk-Trenton
 08/10/10 (#4) Attny Conflict-J Caleca
 08/10/10 (#5) Security Cameras
 12/27/10 (#1) CFO-Shared Serv.
 01/19/2012 Construction Official
 03/26/13 (#2) DPW
 03/26/13 (#3) Code Book
 03/26/13 (#5) Clerk
 04/23/13 (#7) Easter Egg Hunt
 05/28/13 (#7) Dep Clerk Personal Days
 06/11/13 (#5) Clerk
 06/11/13 (#9) Library
 06/11/13 (311) NJLM Conf Hotel Limit
 06/11/13 (#14) Savary-Charges
 07/09/13 (#9) Clerks Office
 07/09/13 (#10) AYAA
 08/13/13 (#2) Tax Collector
 08/13/13 (#3) Library
 08/13/13 (#4) Clean Communities
 08/13/13 (#12) Hops N Barley Name Change
 09/10/13 (#2) DPW Overtime
 09/10/13 (#9) Library
 09/10/13 (#10) Savary
 09/10/13 (#12) Mold in Municipal Building
 09/24/13 (#2) Library Board President
 10/22/13 (#3) Library Titles
 10/22/13 (#5) Fire Co Applications
 10/22/13 (#6) Savary
 10/22/13 (#7) DPW Employees-Cell Phones
 10/22/13 DPW -Laptop

Unreleased Approved Executive Session Minutes List *(continued)*

<u>Litigation:</u>	<u>Litigation <i>(continued)</i>:</u>	<u>Contractual:</u>	<u>Personnel:</u>
11/26/13 (#5) VanVeldhusien-Sewer Hook Ups	9/08/15 #2 Alpha Family Rest.	12/10/13 (#5) DEP Firm Capacity	11/12/13 (#3) Library Titles
11/26/13 (#6) Judy Korp Property	09/8/15 #3 Wayne St Sinkhole-Pohat	12/10/13 (#6) Water Softener	11/26/13 (#2) N2 Discharge Operator
11/26/13 (#9) Damage to Dog Fence	09/8/15 #5 Savary	12/10/13 (#7) Sewer	11/26/13 (#7) DPW Laptop
12/10/13 (#4) Invoices for Mold	09/8/15 #6 water Sewer Bill Estimation	12/30/13 (#1) Road Improvement	12/10/13 (#1) Deputy Clerk
12/10/13 (#8) Stormwater	9/21/15 #4 Mike Savary	Program-Engineer	12/10/13 (#2) Civil Service-Library
12/30/13 (#4) Water Break-Response from DPW	9/21/15 #5 Christy Rose	01/14/14 (#2) Shared Services-Pohatcong –Police	12/30/13 (#2) William Packer
01/14/14 (#1) Savary-Unauthorized Access	9/21/15 #8 Sewer Rates/Problems	01/14/14 (#3) Shared Services-Court	12/30/13 (#3) Adminstrative Clerk Request
01/14/14 (#4) Penn Bower	10/13/15 #2 Water/Sewer Rates	01/14/14 (#5) HVAC System	12/30/13 (#5) Library Employees-Funds
02/11/14 (#) Sewer Back Up	10/13/15 #3 Phillipsburg Colts	02/11/14 (#2) Shared Services-Court	12/30/13 (#6) Password Policy
02/11/14 (#4) Sewer Authority	10/13/15 #4 D.R. Horton	02/14/14 (#5) Shared Services Court	01/14/14 (#6) ACO Budget for Rabies Clinic
02/25/14 (#1) Fred Cook	10/27/15 #2 Wayne St	02/25/14 (#2) PEG Bandwidth	01/14/14 (#7) Library Resolution Appointments
02/25/14 (#4) John Doe Lawsuits	10/27/15 #4 Library	03/11/14 (#1) Shared Services	02/11/14 (#2) Monitor Position
02/25/14 (#5) Mrs. Lear Sewer Bill	11/10/15 #1 Water/Sewer Bills	03/11/14 (#2) Court	02/25/14 (#3) Library Pensions
04/08/14 (#3) Lee Ave Sewer Back Up	11/10/15 #2 Water/Sewer	04/08/14 (#1) Garbage	02/25/14 (#6) Clerks Office
04/08/14 (#8) Lear Tort Claim	11/10/15 #3 Christy Rose	04/08/14 (#2) Courts Shared Serv	03/11/14 (#3) ACO
05/13/14 (#3) Firm Capacity	11/10/15 #9 Manholes	04/8/14 (#4) Water Frace St Bids	03/11/14 (#4) Library Personnel
05/13/14 (#4) Fred Cook	11/10/15 #10 Engineer	04/8/14 (#5) Lease of Boro Property	05/13/14 (#1) Chief Faulborn Power Cat Purchase
05/13/14 (#7) HVAC System	11/10/15 #11 Rooks	04/08/14 (#6) DR Horton	05/21/14 (#2) Shared Services-Pohatcong-Clerk
06/10/14 (#1) DR Horton	11/24/15 #4 Water/Sewer	05/13/14 (#2) Debt Limit	6/10/14 (#5) Dunwell
06/10/14 (#2) Water Repairs 519	12/8/15 #1 Jerry Kern-Pohatcong W/S	05/21/14 (#1) Library	6/24/14 (#2) Sidewalk Project Appointment
6/10/14 (#3) Lee Ave	12/29/15 #1 Jerry Kern	6/10/14 (#4) DPW	7/8/14 #3 CFP as LPA
6/10/14 (#6) Inspection Fees-Pohat	02/08/16 #1 Fence Agreement	6/10/14 (9) Shared Services Court	7/8/14 #9 ACO
6/10/14 (#7) CFO-Greenwhich	02/08/16 #3 Rose-Unemployment	6/10/14 (#10) DPW-Fence Repairs	7/22/14 # 5 DPW Employee-Fire Calls
6/24/14 (#1) Drainage-Homa	02/22/16 #1 Car Dealer License	6/24/14 (#3) Sprint Metro PC	9/9/14 # 5 Field House
6/24/14 (#4) Pohat Eng Billing		7/8/14 #5 Alpha St Pump House	9/23/14 # 2 Deputy Clerk
6/24/14 (#5) Library		7/8/14 # 7 Redundancy	01/12/15 #2 Temporary CFO-Personnel
7/8/14 #1 DPW		7/8/14 #8 T-Mobile	01/26/15 #1 Deputy OEM
7/8/14 #2 Library		7/8/14 #10 Solar Panels	01/26/15 #3 Snow Plowing Employee
7/8/14 #4 Computer Switch		7/22/14 #1 Penn Bower	02/09/15 #3 Finance
7/8/14 #6 Penn Bower		7/22/14 #2 Penn Bower-Emergency Call Out	02/23/15 #6 Water/Sewer Collector
9/9/14 #1 D.R. Horton		7/22/14 #3 Open Space	02/23/15 #8 CFO Position
9/9/14 #3 Trane		7/22/14 #4 Solar Panels	03/10/15 #2 Finance Clerk
9/9/14 #4 D.R. Horton		7/22/14 #6 Fire Truck Purchase	03/10/15 #7 Temp CFO Appointment
9/23/14 #3 Library		8/12/14 #1 Shared Service-Pohatcong	04/14/15 #1 Payroll
01/12/15 #1 Savary Litigation		8/12/14 #2 Penn Bower	04/14/15 #2 Mercantile Fees
02/09/15 #5 Pohatcong		8/12/14 #3 Metro PCS	08/11/15 #1 Code Enforcement Officer
02/23/15#1 Route 519-Lateral		8/12/14 #4 DPW	09/21/15 #2 Tax Assessor
02/23/15 #2 Penn Bower		8/12/14 #5 River Edge	9/21/15 #3 Former CFO
02/23/15 #4 Fire Hydrant		8/12/14 #6 Trane	10/13/15 #1 Tax Assessor
02/23/15 #7 Christy Rose		9/9/914 # 2 Fire truck Purchase	10/27/15 #5 Tax Assessor
3/10/15 #9 Pool Demolition Contract		9/23/14#1 Root Control Bid	12/8/15 #2 CFO
07/14/15 #1 DEP Violation		9/23/14 # 5 Professionals	12/8/15 #3 Dunwell-Appointments
07/14/15 #3 COAH		9/23/14 #6 Engineer Inspector	01/25/16 #3 Rose
07/14/15 #4 Rt. 519		9/23/14 #4 Shared Services Greenwich	01/25/16 #5 Code Enforcement
08/11/15 #3 Fire Hydrant		01/12/15 #3 Contract EMS-Post Office	01/25/16 #7 Library
08/11/15 #4 Water Tower		01/12/15 #4 Contractual-DPW	02/08/16 #6 Conflict Attorney
		01/12/15 #5 Contractual-Police	02/08/16 #7 Clerk
		01/12/15 #6 Contractual-Shared Service-CFO	
		01/26/15 #2 DPW Contract	
		02/09/15 #1 DPW	
		02/09/15 #2 Emergency Squad	
		02/09/15 #4 CFO	
		02/23/15 #3 Police Contract	
		02/23/15#5 DPW	
		03/10/15 #1 CFO Shared Services	
		03/10/15#3 Redundancy	
		03/10/15 #4 Police Shared Services	
		03/10/15 #35 Norfolk	
		03/10/15 #6 Postage Machine	
		03/10/15 #8 DPW	
		03/24/15 #1 Emergency Squad	
		03/24/15 #2 Porta-John Contract	
		03/24/15 #3 Shared Services Police/Court	
		07/28/15 #1 Phase II Water Project	
		07/28/15 #2 Old Fire Truck	
		07/28/15 #3 Fieldhouse/Football Field	

Contractual:

07/28/15 #4 County Project-Pipe-Back-Wash
8/11/15 #2 Emergency Squad
09/8/15 31 5th Ave
09/8/15 #4 Bob Canace
09/21/15 Shared Services Police
09/21/15 #6 Engineer R&V
09/21/15 #7 Engineer R&V
09/21/15 #9 DPW-Third Hire
10/27/15 #1 LMR
10/27/15 Engineer
11/10/15 #4 Troxell
11/10/15 #5 D.R. Horton
11/10/15 #8 LMR Disposal
11/24/15 #1 Shared Service-Police
11/24/15 #2 Engineer
11/24/15 #3 Cohen-Highlands
11/24/15 #5 Open Space
12/29/15 #2 Personnel
01/25/16 #1 Emergency Force Main Break
01/25/16 #2 LMR Contract
01/25/16 #4 ACO Shared Services
01/25/16 #6 Rocco
02/08/16 #2 Highlands Grant
02/08/16 #4 Dumpsters
02/08/16#5 Rocco
02/22/16 #2LMR
02/22/16 #3 DR Horton
02/22/16 #4 Rocco

**ORDINANCE 2017-12
AN ORDINANCE SETTING THE SALARY RANGES
FOR ALL OF THE EMPLOYEES OF THE BOROUGH OF ALPHA.**

Section I

BE IT ORDAINED by the Mayor and Council of the Borough of Alpha, County of Warren, State of New Jersey that the annual salaries of the officers and employees of the Borough of Alpha, County of Warren, and State of New Jersey named herein:

Acting Clerk	\$15.00 - \$30.00/hour
Administrative Clerk	\$15.00 - \$25.00/hour
Air Quality	\$1.00 - \$2000
Animal Control Officer	\$4,000 - \$7,500
Assistant Municipal Clerk	\$14.00 - \$23.00/hour
Building Service Worker	\$13.00 - \$18.50/hour
Chief Financial Officer	\$40.00 - \$65.00/hour
Clean Communities Coord.	\$1.00 - \$500
Clean Community Worker	\$8.00 - \$16.00/hour
Clerk/Typist P/T	\$10.00 - \$18.00/hour
Construction Official	\$15,000 - \$24,000
Code Enforcement Officer	\$2,000 - \$6,000
Court Attendant	\$50 - \$150 per session
Court Clerk	\$10.00 - \$16.00/hour
Court Clerk Call Out	\$20.00 - \$50.00 per call
Court Security	\$50.00 - \$200.00 per session
Council Member	\$1,500 - \$3,000
Deputy Borough Clerk	\$13.00 - \$18.50/hour
Emergency Mgmt Coordinator	\$1,500 - \$3,000
Emergency Mgmt Deputy	\$250 - \$1,000
Emergency Equipment Operator	\$12.00 - \$30.00/hour
File Clerk	\$8.50 - \$12.00/hour
Fire Inspector	\$500 - \$1,500
Grease Trap Inspector	\$1.00 - \$2,500
Insurance Fund Commissioner	\$1 - \$500
Laborer I	\$49,000.00 - \$55,000.00
Laborer II	\$45,000.00 - \$52,000.00
Laborer III	\$42,000.00 - \$48,000.00
Laborer IV	\$40,000.00 - \$45,000.00
Land Use Board Secretary	\$400-\$600 per month, plus \$900-\$1,100 per meeting for attendance
Supervising Library Assistant	\$35,000 - \$55,000
Library Page	\$10 - \$15/hour
Mayor	\$1,500 - \$3,500
Mercantile Enforcement Officer	\$1.00 - \$2,500
Monitor	\$12.00 - \$18.00/hour
Municipal Attorney	\$40,000 - \$60,000
Municipal Court Administrator	\$1 - \$15,000

Municipal Judge	\$1 - \$10,000
Municipal Housing Liaison	\$1 - \$2,500
Municipal Prosecutor	\$1 - \$5,000
Park Attendant I	\$9.00 - \$15.00/hour
Park Attendant II	\$10.00 - \$15.00/hour
Plumbing Sub-Code Off/Inspector	\$1,000 - \$5,000
Public Defender	\$100 - \$150 per use
Public Works Repairer I	\$59,000.00 - \$68,000.00
Public Works Repairer II	\$54,000.00 - \$62,000.00
Public Works Repairer III	\$52,000.00 - \$58,000.00
Public Works Repairer IV	\$49,000.00 - \$55,000.00
PW Superintendent/Lic Water Operator	\$7,500 - \$25,000
Pumping Station Operator	\$10.00 - \$16.00/hour
Pumping Stat. Operator Retainer	\$200 - \$300 per quarter
Recycling Coordinator	\$2,000 - \$8,000
Registered Municipal Clerk	\$45,000 - \$80,000
School Crossing Guard	\$20.00 - \$30.00/day
Senior Public Works Repairer	\$79,363.00 - \$85,905.08
Sewer C-2 Operator	\$8,000 - \$16,000
Tax Assessor	\$13,000 - \$20,000
Tax Collector	\$17,500 - \$25,000
Tax Search Officer	\$500 - \$1,000
Temporary CFO	\$40.00 - \$60.00/hour
Utility Collector	\$1,000 - \$22,000
Water Meter Repairer	\$10.00 - \$25.00/hour
Zoning Officer	\$2,000 - \$6,000
mileage allowance personal car	.30 - .65/mile

Section II

Longevity: \$500 - \$2,500.00 per contract, if any.

Section III

Any ordinance or sections of the ordinance of the Borough of Alpha, New Jersey inconsistent herein shall be and the same hereby repealed.

Section IV

This ordinance shall become effective upon second reading and adoption thereof.

PUBLIC NOTICE is hereby given that the above-entitled Ordinance was introduced and passed at first reading at a meeting of the Borough Council of the Borough of Alpha held on November 28th, 2017 at the Municipal Building, 1001 East Boulevard, Alpha, New Jersey. A public hearing regarding same will be

held at a meeting beginning at 7:00 p.m. on December 27th, 2017 at the Municipal Building, 1001 East Boulevard, Alpha, New Jersey at which time all persons interested both for and against said ordinance shall be given an opportunity to be heard concerning same.

Hon. Craig S. Dunwell, Mayor

CERTIFICATION

I, Craig S. Dunwell, Mayor of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Common Council at a meeting of said Common Council on December 27th, 2017 and that said Ordinance was adopted by not less than the legal vote needed of the members of the Council.

Hon. Craig S. Dunwell, Mayor

*Witness my hand and seal of the Borough of Alpha
This 27th day of December 2017.*

**RESOLUTION 2017-113
RESOLUTION AWARDED A CONTRACT
FOR SWIMMING POOL RECONSTRUCTION AND REHABILITATION**

WHEREAS, the Mayor and Council of the Borough of Alpha have determined that the municipal swimming pool and pump house building are in need of reconstruction and renovations; and

WHEREAS, the Mayor and Council of the Borough of Alpha, through the Borough Engineer, have openly and publicly solicited bids (now, a second time) for such reconstruction contract for said pool work, pursuant to New Jersey law; and

WHEREAS, the Borough of Alpha has, this second time, received the lowest responsible bid from Ray Palmer Associates, Inc. of Dover, New Jersey, based on the recommendation of the Borough Engineer.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey that the said contract for the contemplated work –reconstruction of the municipal swimming pool and renovations to the pump house building – is hereby awarded to Ray Palmer Associates, Inc. of Dover, New Jersey, having submitted a bid, Alternate Bid #1, of \$277,600.00 for said work, upon written certification of funds by the Borough CFO.

BE IT FURTHER RESOLVED, that the Mayor, Clerk, Borough Attorney, and/or Borough Engineer are authorized to execute all necessary documents to effectuate the contract.

CERTIFICATION

I, Craig S. Dunwell, Mayor of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council at a meeting of said Common Council on November 28th, 2017 and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.

Hon. Craig S. Dunwell, Mayor

*Witness my hand and seal of the Borough of Alpha
This November 28th, 2017.*

Hon. Craig S. Dunwell, Mayor

**RESOLUTION 2017-150
OF THE BOROUGH COUNCIL OF THE
BOROUGH OF ALPHA, COUNTY OF WARREN
STATE OF NEW JERSEY**

**ADOPTING THE ‘AFFIRMATIVE MARKETING PLAN’
FOR THE BOROUGH OF ALPHA**

WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, et seq., the Borough of Alpha is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the rehabilitation of rental housing units within the Borough of Alpha, are affirmatively marketed to low and moderate income households, particularly those living and/or working within Housing Region 2, the COAH Housing Region encompassing the Borough of Alpha.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. *All affordable housing units in the Borough of Alpha shall be marketed in accordance with the provisions herein.*

- B. *The Borough of Alpha has a Prior Round obligation that it has fulfilled and no Third Round obligation covering the years from 1999-2025. This Affirmative Marketing Plan shall apply to all developments that contain or will contain low and moderate income units, including those that are part of the Borough’s prior round Fair Share Plan and its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for rehabilitated rental units.*

- C. *The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Borough of Alpha. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.*

- D. *In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough of Alpha, shall undertake, at the minimum, all of the following strategies:*

1. *Publication of an advertisement in one or more newspapers of general circulation within the housing region.*
2. *Broadcasting of an advertisement by a radio or television station broadcasting throughout the housing region.*
3. *At least one additional regional marketing strategy using one of the other sources listed below.*

E. *The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Alpha is located in COAH Housing Region 2, consisting of Essex, Morris, Union and Warren Counties.*

F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:

1. All newspaper articles, announcements and requests for applications for very low, low and moderate income units shall appear in the *Star Ledger* and the *New York Times*.
2. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
3. The advertisement shall include a description of the:
 - a. Location of the units;
 - b. Directions to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;

- e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees.
4. Newspaper articles, announcements and information on where to request applications for very low, low and moderate income housing shall appear at least once a week for four consecutive weeks in at least three locally oriented newspapers serving the housing region, one of which shall be circulated primarily in Warren County and the other two of which shall be circulated primarily outside of Warren County but within the housing region.
5. The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:
- a. Cablevision of Morris
 - b. Comcast of NJ
 - c. Comcast of Northwest NJ
 - d. WCAA 105.9
 - e. WBLS 107.5
 - f. WPRB 103.3
- G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
- 1. Alpha Borough Hall
 - 2. Alpha Borough Web Site
 - 3. Developer's Sales/Rental Offices
 - 4. Warren County Administration Building
 - 5. Union County Administration Building
 - 6. Morris County Administration Building
 - 7. Essex County Administration Building

7. Warren County Library (all branches).
9. Union County Library (all branches)
10. Morris County Library (all branches)
11. Essex County Library (all branches)

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Newark NAACP, the Elizabeth NAACP, the East Orange NAACP, the Supportive Housing Association, and the Central Jersey Housing Resource Center for dissemination to their respective constituents.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Essex, Morris, Union and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's ***Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 3*** (attached to and hereby made part of this Resolution) as well as the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Newark NAACP, the Elizabeth NAACP, the East Orange NAACP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

1. Quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

Union County Board of Realtors
 Morris County Board of Realtors
 Essex County Board of Realtors
 Warren County Board of Realtors

2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Warren, Union, Morris and Essex:

Welfare or Social Service Board (via the Director)
 Rental Assistance Office (local office of DCA)
 Office on Aging
 Housing Authority (municipal or county)
 Community Action Agencies
 Community Development Departments

3. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as listed on Attachment A, Part III, Marketing, Section 3d.
 4. In addition, specific notification of the availability of affordable housing units in Alpha (along with copies of the application form) shall be provided to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Newark NAACP, the Elizabeth NAACP, the East Orange NAACP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.
- I. The following is a listing of community contact person(s) and/or organizations in Warren, Union, Morris and Essex Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low, low and moderate income units:
 1. Housing Partnership for Morris County, 2 East Blackwell Street, Dover, NJ 07801.
 2. Community Access Unlimited, Inc., 80 West Grand Street, Elizabeth, NJ 07202.
 3. Northwest New Jersey Community Action Program, Inc. (NORWESCAP), 350 Marshall Street, Phillipsburg, NJ 08865
 - J. A random selection method to select occupants of very low, low and moderate income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low, low and moderate income households that live and/or work in COAH Housing Region 2, comprised of Union, Morris, Essex and Warren Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low, low and moderate income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Borough prior to the affirmative marketing of the units.
 - J. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, *et seq.*
 - K. The Administrative Agent shall provide or direct qualified very low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
 - L. All developers/owners of very low, low and moderate income housing units shall be required to

undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

- M. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- N. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, *et seq.*

Hon. Craig S. Dunwell, Mayor

CERTIFICATION

I, Craig S. Dunwell, Mayor of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of an Resolution adopted by the Common Council at a meeting of said Common Council on November 28th, 2017 and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.

Hon. Craig S. Dunwell, Mayor

*Witness my hand and seal of the Borough of Alpha
This 28th day of November 2017.*