



BOROUGH OF ALPHA

1001 East Boulevard
Alpha, New Jersey 08865

REGULAR MEETING AGENDA
Borough of Alpha Municipal Building
Tuesday March 14, 2017

1. Call to Order: Open Public Meetings Notice-Mayor Craig S. Dunwell
2. Prayer & Salute to the Flag
3. Roll Call:

Mr. Cartabona, Mrs. Gable, Mrs. Grossman, Mr. Pettinelli, Mr. Schwar and Mr. Seiss

4: Public Comment:

5. Ordinances: 2nd Reading

- **ORDINANCE 2017-04**
AN ORDINANCE AMENDING THE 2017 SALARY RANGE
OF THE BOROUGH OF ALPHA.

6. Resolutions

- **RESOLUTION 2017-55**
RESOLUTION AUTHORIZING LEASE OF REAL PROPERTY
FOR COMMERCIAL PARKING
- **RESOLUTION 2017-58**
BOROUGH OF ALPHA
RESOLUTION FOR TONNAGE GRANT APPLICATION

7. Approval of Minutes:

Regular Meeting: 12/13/16
Executive Session:
Unreleased Approved Executive Session Minutes:

Agenda –Cont'd

8. Department Reports:

Administration – Councilwoman Jennifer Gable
Finance – Councilman Michael Schwar
Health & Welfare – Councilman Peter Pettinelli
Public Property – Councilwoman Tracy Grossman
Public Safety – Councilman Thomas Seiss
Public Works –Councilman Louis Cartabona

9. Committee Reports

10. Professionals & Officials Reports:

Mayor – Craig S. Dunwell
Police Department-Robert Stettner
Fire Department –Sean McDyer
Emergency Squad
Office of Emergency Management – Hunter Stagg
Attorney – Christopher Troxell
Engineer – Frank J. Seney
Sewer Engineer – Jim Hill/John Ross
CFO- Charles Daniel
Municipal Clerk – Laurie A. Barton
Recycling Coordinator – Thomas Fey
Code Enforcement –Thomas Fey
Library Board –Barbara Ryan

11. Public Comment:

12. Payment of Bills and Claims

13. Old Business:

14. New Business:

15. Executive Session

16. Adjournment

Executive Session may be called anytime 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, data, 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 responding party bears responsibility.

**ORDINANCE 2017-04
AN ORDINANCE AMENDING THE 2017 SALARY RANGE
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:

Land Use Board Secretary	\$12,000-\$24,000
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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.

RESOLUTION 2017-55
RESOLUTION AUTHORIZING LEASE OF REAL PROPERTY
FOR COMMERCIAL PARKING

WHEREAS, the Borough of Alpha has determined that a certain portion of land within real property known as Block 99, Lot 2 of the Borough of Alpha is not needed for public purposes; and,

WHEREAS, *N.J.S.A.40A:12-14*, et seq. requires that all such real property be leased to the highest bidder by open public bidding.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey, as follows:

1. A small portion of Block 99, Lot 2 is hereby declared to be surplus real property, for the purpose of leasing, not needed presently for public purposes by the Borough of Alpha; and,

2. The Clerk of the Borough of Alpha is hereby authorized and directed to advertise a (public) lease of a portion of said real property to be used for commercial vehicle parking near the salt sheds of the Borough, or such authorization is hereby memorialized. The property is to be leased to the highest bidder submitting a sealed bid to the Alpha Borough Clerk at the Municipal Bldg., 1001 East Blvd., Alpha, New Jersey during regular business hours, which sealed bid must be received by the Borough Clerk by 10:00 a.m. on April 13, 2017. Each bid must state the rent and must be accompanied by a certified check or bank check for three months' rent. The bids will be opened on April 13, 2017 at 10:00 a.m. or as soon thereafter as practical; and,

3. The lease shall be subject to any and all deed restrictions and covenants of record, and the Borough shall reserve the right to terminate the lease upon 30 days' notice; and,

DRAFT ONLY-SUBJECT TO CHANGE

4. The minimum rent shall be Five Thousand Dollars and no 00/100 (\$5,000.00) per year for a three-year period or term June 1, 2017 through May 31, 2020; and,

5. The Borough reserves and preserves the right to reject any and all bids if it determines such rejection to be in the public interest or for any or no reason; and,

6. Said lease shall be to the highest bidder after advertisement thereof, by two insertions of at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such sale. A deposit of three months' rent based on the bid price shall be paid on the day of bid, as outlined above, and the balance paid thereafter as outlined in the lease unless otherwise stated by the Borough of Alpha for any reason or no reason. Said lease shall be contingent upon the Borough of Alpha and the highest bidder entering into a contract for the lease of said portion of said real property, which contract is to be satisfactory to the Borough of Alpha and shall contain, among other terms and provisions and state that the highest bidder/purchaser shall indemnify and hold the Borough of Alpha harmless from any and all claims, lawsuits, damages, and the like; that the highest bidder/purchaser shall maintain in liability insurance and environmental insurance of amounts to be determined by the Borough of Alpha; and that construction on said property may be restricted or mandated by the Borough of Alpha as it deems necessary.

BE IT FURTHER RESOLVED that the Mayor, Clerk and/or Borough Attorney are authorized to execute all necessary documents to effectuate a lease of the said property.

**RESOLUTION 2017-58
BOROUGH OF ALPHA
RESOLUTION FOR TONNAGE GRANT APPLICATION**

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grant may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for the **2016 Recycling Tonnage Grant** will memorialize the commitment of this municipality to recycling and to indicate the assent of the Council of the Borough of Alpha to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Alpha that the Borough of Alpha hereby endorses the submission of the recycling tonnage grant application to the New Jersey Department of Environmental Protection and designates Tom Fey, Recycling Coordinator to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in the grant fund and be used solely for the purposes of recycling.

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.

1. The public shall be excluded from discussion(s) of the hereinafter specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is: Personnel, Litigation and/or Contractual,
3. It is anticipated at this time, that the above stated subject matter(s) will be made public when it is no longer a matter of confidentiality.
4. Action may or may not be taken after executive session.

NOW THEREFORE BE IT RESOLVED, by the governing body of the Borough of Alpha that the public shall be excluded from an executive session for approximately _____ hour(s), _____ minutes, allowing for a seven (7) minute recess between the regular session and the executive session.