

Mayor Dunwell called the Meeting of the Common Council of the Borough of Alpha to order at 7:00 p.m. on June 28, 2016

Mayor Dunwell announced that adequate notice of the meeting was given and posted on the bulletin board in the Clerk's office satisfying the requirements of the Open Public Meeting Act:

#### NOTICE

Pursuant to the provisions of the Open Public Meetings Act, adequate notice of this meeting has been given. On January 1, 2016, the Municipal Clerk delivered to the Star Gazette/Express-Times and posted on the bulletin board in the Municipal Clerk's office a notice containing the date, time, and place of this meeting of the Borough Council. Also said notice has been mailed to persons requesting the same.

Mayor Dunwell led prayer and the salute to the flag.

*Roll Call:* Present; Councilwoman Grossman, Councilman Pettinelli, Councilman Preiss, Councilman Schwar and Councilman Seiss. Absent; Councilwoman Ronan. Also present, Attorney Christopher Troxell and Deputy Clerk, Amy Sharpe.

*Presentation – Mr. Dan Cullen – Alpha School Principal*

Mr. Cullen spoke about the Safe Routes to School project and is looking forward to making a collaborative effort between the School and the Borough. He stated the PTO is offering to put a bike rack at the school to allow kids to ride their bikes to school. He is asking Council to begin conversations regarding this when discussing Safe Routes to School. The school is also looking to making it part of the Physical Education curriculum. Mr. Cullen has identified needs to have this put into place and provided a hand out to the Mayor and Council members. Councilman Schwar stated there is grant money available. Mr. Cullen stated it would be beneficial to apply jointly to show that we are partnering. Mayor Dunwell stated tying bikes into the Safe Routes to School is interesting and we have until next June to get this together for the application deadline for the following year. Resident, Bill Morris, asked if they would provide a course at the school on the safety of riding a bike to school. Mr. Cullen is looking to do so as part of this initiative.

*Mayor Dunwell – Water issue over the weekend*

Mayor Dunwell stated that on Sunday June 26<sup>th</sup> there was an issue with the wells at the Frace Street plant. DPW checked these and the Ph was too high in the water going out into the system. They stopped the well. Fire hydrants were flushed and re-ran water back into the system. Ph is not a health risk, it just causes a color change and taste in the water. DEP did not come out as they were satisfied with the course of action taken by the Borough and noted the issue. The treatment plant for the west side will remain shut down until the Ph is controlled. Resident, Joey Fiore, asked if the Borough uses a water softener and Stephanie of R&V told him yes. Mayor Dunwell stated the softener causes the Ph to drop. Once softener is up and running it reduces hard water and stains. Councilwoman Grossman asked how long this will be down. Stephanie stated about a month.

*Public Comment:*

Joey Fiore, 1110 Morris Street – asked what came of cleaning up the two gas stations. Mayor Dunwell stated the Code Enforcement Officer was supposed to report in May and hasn't done so. Councilman Pettinelli stated he has concerns with the Code Enforcement Officer and will be speaking with him on Thursday. He was not aware he wouldn't be at tonight's meeting, hasn't reported in weeks.

Bill Morris, 537 Alpha Street – said big trucks going to BBM unloading in middle of the street. Stasak junk yard is getting bigger. Mayor Dunwell stated they were cited, in court on Wednesday, and fined \$200. Councilman Pettinelli witnessed a truck unloading there at midnight. Mayor said he was told by Mr. Duddy they were in construction phase, will be brought to him again.

Mike D'Angelo (AYAA), 1731 Springtown Road – issue with baseball damaging soccer goals, not paying for damages, season will be starting and going unnoticed.

Chris McGee, 1218 Springtown Road inquired about sidewalks for the stretch of his road, very heavy foot traffic. He was looking at blacktop/pavement instead of concrete. Part is 519, part is Lee Ave.

Joey Fiore, 1110 Morris Street – asked about the pool.

*Ordinances:*

Motion to introduce Ordinance 2016-9 made by Councilman Pettinelli, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

Increasing fee to Pohatcong from \$125 per year to \$625 per year.

**ORDINANCE 2016-9  
BOROUGH OF ALPHA  
ORDINANCE OF THE BOROUGH OF ALPHA AMENDING  
AND SUPPLEMENTING CODE SECTION CHAPTER 403  
WATER AND SEWERS  
FOR HYDRANT SERVICE TO OTHER COMMUNITIES**

**WHEREAS**, the Council of the Borough of Alpha desires to amend a portion of Chapter 403, Water and Sewers and amend its Code accordingly;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Borough of Alpha in the County of Warren and State of New Jersey that Chapter 403, Section 403-21(A)(3)(e) shall be amended, only in part, and supplemented as follows:

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(3)  
Specific rates:

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(e)  
Fire hydrant service to other communities: \$625 per hydrant per annum to be billed quarterly.

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This Ordinance shall take effect after adoption and publication thereof as provided by law.

Motion to introduce Ordinance 2016-10, as amended, made by Councilman Schwar, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

Amendment is to change each \$400,000 to \$200,000 and every \$360,000 for Improvements to sewer utility to \$160,000. Supplemental Debt Statement provided by CFO, Charles Daniel.

**ORDINANCE 2016-10  
BOND ORDINANCE PROVIDING AN APPROPRIATION OF  
\$200,000 FOR IMPROVEMENTS FOR THE SEWER UTILITY  
IN AND BY THE BOROUGH OF ALPHA, IN THE COUNTY OF  
WARREN, NEW JERSEY AND AUTHORIZING THE  
ISSUANCE OF 160,000 BONDS OR NOTES OF THE BOROUGH  
FOR FINANCING PART OF THE APPROPRIATION.**

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ALPHA, IN THE COUNTY OF WARREN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1:**

The improvement described in Section 3 of this Bond Ordinance (the "Improvement") is hereby authorized to be undertaken by the Borough of Alpha, in the County of Warren, New Jersey (the "Borough") as a general improvement. For the said Improvement there is hereby appropriated the amount of \$200,000, such sum includes the sum of \$40,000 as the down payment (the "Down Payment") required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the "Local Bond Law"). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital improvement purposes.

**SECTION 2:**

In order to finance the additional cost of the Improvement not covered by application of the Down Payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$160,000 pursuant to the provisions of the Local Bond Law (the "Bonds"). In anticipation of the issuance of the Bonds and to temporarily finance said Improvement or purposes, negotiable bond anticipation notes of the Borough are hereby authorized to be issued in the principal amount not exceeding \$160,000 pursuant to the provisions of the Local Bond Law (the "Bond Anticipation Notes" or "Notes").

**SECTION 3:**

(a) The Improvements hereby authorized and the purposes for the financing of which said obligations are to be issued is for improvements to the Sewer utility including but not limited to, improvements to the sewer collection system, including the improvements to the sewer metering station and sewer pump station, and including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvement is \$160,000.

(c) The estimated cost of the Improvement is \$200,000 which amount represents the initial appropriation made by the Borough.

**SECTION 4:**

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the municipal finance officer of the Borough (the "Chief Financial Officer"); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the Borough Council of the Borough at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

**SECTION 5:**

The capital budget of the Borough is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Borough Municipal Clerk and is available for public inspection.

**SECTION 6:**

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvement described in Section 3 of this Bond Ordinance is not a current expense, and is a capital improvement or property that the Borough may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the Improvement, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for such purpose, according to the reasonable life thereof computed from the date of the Bonds authorized by this Bond Ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Municipal Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the Borough, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this Bond Ordinance by \$160,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$65,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

(e) This bond ordinance authorizes obligations of the Borough solely for a purpose described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(c).

#### SECTION 7:

Any funds or grant monies received for the purpose described in Section 3 of this Ordinance shall be used for financing said Improvement by application thereof either to direct payment of the cost of said Improvement or to the payment or reduction of the authorization of the obligations of the Borough authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvement shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this Bond Ordinance.

#### SECTION 8:

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this Bond Ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

#### SECTION 9:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Borough reasonably expects to pay expenditures with respect to the Improvement prior to the date that Borough incurs debt obligations under this Bond Ordinance. The Borough reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the Borough under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the cost of the Improvement is \$160,000.

#### SECTION 10:

This Bond Ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ALPHA, IN THE COUNTY OF WARREN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

#### SECTION 11:

The Borough of Alpha, in the County of Warren, New Jersey, authorizes the improvement of various roads – including Olive Street, Sixth Avenue and First Avenue - as a general capital improvement for the Borough of Alpha to be funded from the sources specified in Section 2 of the Ordinance.

#### SECTION 12:

The amount of \$32,840.34 is hereby appropriated from the General Capital Fund Balance.

The amount of \$293,724.95 is hereby appropriated from Capital Fund Reserves – Improvements to Roads.

**SECTION 13:**

In connection with the purpose and the amount authorized in Sections 1 and 2 hereof, the Borough determines the purpose described in Section 1 hereof is not a Current Expense and is an improvement which the Borough of Alpha may lawfully make as a general improvement.

**SECTION 4:**

All ordinances or parts of ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

**SECTION 5:**

This Ordinance shall take effect immediately upon due passage and publication according to law.

Motion to introduce Ordinance 2016-11 made by Councilman Pettinelli, seconded by Councilwoman Grossman. Roll call: Ayes: Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays: None.

**ORDINANCE # 2016-11**

**AN ORDINANCE PROVIDING FUNDING FOR VARIOUS ROAD IMPROVEMENTS, INCLUDING OLIVE STREET, SIXTH AVENUE AND FIRST AVENUE, APPROPRIATING A TOTAL OF \$326,565.29 (GENERAL CAPITAL FUND BALANCE OF \$32,840.34 AND A CAPITAL RESERVE OF \$293,724.95) FOR SUCH PURPOSE.**

BE IT ORDAINED, BY THE BOROUGH COUNCIL OF THE BOROUGH OF ALPHA, IN THE COUNTY OF WARREN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 14:**

The Borough of Alpha, in the County of Warren, New Jersey, authorizes the improvement of various roads – including Olive Street, Sixth Avenue and First Avenue - as a general capital improvement for the Borough of Alpha to be funded from the sources specified in Section 2 of the Ordinance.

**SECTION 15:**

The amount of \$32,840.34 is hereby appropriated from the General Capital Fund Balance.

The amount of \$293,724.95 is hereby appropriated from Capital Fund Reserves – Improvements to Roads.

**SECTION 16:**

In connection with the purpose and the amount authorized in Sections 1 and 2 hereof, the Borough determines the purpose described in Section 1 hereof is not a Current Expense and is an improvement which the Borough of Alpha may lawfully make as a general improvement.

**SECTION 4:**

All ordinances or parts of ordinances which are inconsistent with the terms of this Ordinance be and the same are hereby repealed to the extent of their inconsistency.

**SECTION 5:**

This Ordinance shall take effect immediately upon due passage and publication according to law.

*Resolutions:*

Motion made by Councilman Schwar to approve Resolution 2016-91, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays: None.

**RESOLUTION 2016-91  
RESOLUTION AUTHORIZING BOROUGH ENGINEER TO  
PROVIDE CONSULTING ENGINEERING AND INSPECTION SERVICES FOR BACKWASH  
NEUTRALIZATION SYSTEM  
FOR THE FRACE WTP**

**BE IT RESOLVED**, by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey that the firm of Remington & Vernick Engineers is hereby authorized to act as the Borough Engineer and proceed with the engineering and inspection services for the backwash neutralization system for the Frace Street Water Treatment Plant, for the contemplated scope of work in accordance with the firm's proposal of June 8, 2016 (attached hereto) and in an amount not to exceed \$28,112.00, 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 services.

Motion made by Councilwoman Grossman to approve Resolution 2016-96, seconded by Councilman Schwar. Roll call: Ayes; Grossman, Pettinelli, Preiss, and Schwar. Nays; Seiss.

**RESOLUTION 2016-96  
RESOLUTION AUTHORIZING BOROUGH ENGINEER TO  
PROVIDE CONSULTING ENGINEERING AND CONSTRUCTION INSPECTION SERVICES  
FOR HOMA LANE DRAINAGE IMPROVEMENTS**

**BE IT RESOLVED**, by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey that the firm of Remington & Vernick Engineers is hereby authorized to act as the Borough Engineer and proceed with the engineering and construction inspection services for Homa Lane drainage improvements, for the contemplated scope of work in accordance with the firm's proposal of June 10, 2016 (attached hereto) and in an amount not to exceed \$47,500.00, 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 services.

Motion made by Councilman Schwar to approve Resolution 2016-97, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, and Schwar. Nays; None. Seiss abstains.

**RESOLUTION 2016-97**

**RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2016-JUNE 30, 2017 FOR ALPHA VOLUNTEER FIRE COMPANY.**

**WHEREAS**, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby are approved and with the municipal fee waived for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-31-008-001	Alpha Volunteer Fire Co.	Club License

Motion made by Councilman Schwar to approve Resolution 2016-98, seconded by Councilwoman Grossman. Roll call: Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-98  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2016-JUNE 30, 2017 FOR ALMOND TREE MANOR.**

**WHEREAS**, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-33-005-003	Almond Tree Manor	Plenary Retail Consumption

Motion made by Councilwoman Grossman to approve Resolution 2016-99, seconded by Councilman Schwar. Roll call: Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-99  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2016-JUNE 30, 2017 FOR ALPHA PROOF.**

**WHEREAS**, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-33-006-008	ALPHA PROOF LLC (PUB 519)	Plenary Retail Consumption

Motion made by Councilman Schwar to approve Resolution 2016-100, seconded by Councilwoman Grossman. Roll call: Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-100**



**RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2016-JUNE 30, 2017 FOR ALPHA SUB SHOP INC.**

WHEREAS, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-33-003-004	Alpha Sub Shop Inc	Plenary Retail Consumption

Motion made by Councilman Seiss to approve Resolution 2016-101, seconded by Councilman Pettinelli. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-101  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2016-JUNE 30, 2017 FOR RUTURAJ ENTERPRISE INC.**

WHEREAS, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-44-002-004	Raturaj Enterprise Inc. (Alpha Liq. Store)	Plenary Retail Distribution

Motion made by Councilman Schwar to approve Resolution 2016-102, seconded by Councilwoman Grossman. Roll call: Grossman, Pettinelli, Preiss, and Schwar. Nays; Seiss.

**RESOLUTION 2016-102  
RESOLUTION AUTHORIZING BOROUGH ENGINEER TO  
PROVIDE CONSULTING ENGINEERING SERVICES FOR  
2016 WATER UTILITY IMPROVEMENTS**

BE IT RESOLVED, by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey that the firm of Remington & Vernick Engineers is hereby authorized to act as the Borough Engineer and proceed with the engineering services for the 2016 water utility improvements, for the contemplated scope of work in accordance with the firm's revised proposal of June 27, 2016 (attached hereto) and in an amount not to exceed a total of \$44,095, 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 services.

Motion made by Councilman Schwar to approve Resolution 2016-103, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-103  
SPECIAL SEWER COUNSEL**

**WHEREAS**, the Borough Council and Mayor have decided that the best interest of the Borough, Special Sewer Counsel should be retained; and

**WHEREAS**, the services of Special Sewer Counsel would be exempted from public bidding, This retainer is awarded without competitive bidding as a “Professional Service” under provisions of the Local Public Contracts Law as provided by NJSA 40A:11-5 because it requires service performed by a person authorized by law to practice a recognized profession and it is not possible to obtain competitive bids.

**NOW THEREFORE BE IT RESOLVED**, that the Borough of Alpha Council hereby authorizes, Mason, Griffith and Pierson, specifically, Keith A. Van Hise to be retained as Special Sewer Counsel, at the rate of \$185.00 per hour (attached hereto) plus relevant costs.

**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized to execute said contract.

Motion made by Councilman Seiss to approve Resolution 2016-104, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Preiss, Schwar, and Seiss. Nays; Pettinelli.

**RESOLUTION 2016-104  
RESOLUTION OF THE BOROUGH OF ALPHA  
DESIGNATING BLOCK 99, LOT 2 IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Alpha Borough Council adopted a resolution on March 10, 2015 directing the Borough Planning Board to conduct a preliminary investigation to determine whether or not Lot 2 in Block 99 in the Borough of Alpha qualified as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, *N.J.S.A. 40A: 12A-1, et seq.*; and

**WHEREAS**, the Borough planning board conducted such an investigation and held a public hearing on the investigation results on May 20, 2015 and subsequently adopted a resolution on May 20, 2015 recommending that the Borough Council designate said study area as an area in need of redevelopment; and

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Alpha that real property known as Block 99, Lot 2 is hereby designated as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A: 12A-1 et seq.*

Motion made by Councilman Schwar to approve Resolution 2016-105, seconded by Councilwoman Grossman. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-105**  
**RESOLUTION AUTHORIZING THE BOROUGH OF ALPHA PLANNING BOARD**  
**TO PREPARE A REDEVELOPMENT PLAN FOR BLOCK 99 LOT 2 IN ACCORDANCE WITH**  
**THE LOCAL REDEVELOPMENT AND HOUSING LAW, NJSA 40A:12A-ET SEQ., AS**  
**AMENDED**

**WHEREAS**, the Alpha Borough Council adopted a resolution on March 10, 2015 directing the Borough Planning Board to conduct a preliminary investigation to determine whether or not Lot 2 in Block 99 qualified as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, NJSA 40A: 12A-1 et seq.; and

**WHEREAS**, the planning board conducted such an investigation and held a public hearing on the investigation results on May 20, 2015 and subsequently adopted a resolution on May 20, 2015 recommending that the Borough Council designate the study area as an area in need of redevelopment; and

**WHEREAS**, the Borough Council adopted a resolution on June 28, 2016 designating Lot 2 in Block 99 an area in need of redevelopment.

**NOW THEREFORE BE IT RESOLVED**, by the Borough Council of the borough of Alpha that it hereby authorizes the Planning Board to prepare a redevelopment plan for the redevelopment area in accordance with the Local Redevelopment and Housing Law, NJSA 40A: 12A-1 et seq., for consideration and possible adoption by the Borough Council.

Motion made by Councilwoman Grossman to approve Resolution 2016-106, seconded by Councilman Pettinelli. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays; None.

**RESOLUTION 2016-106**  
**RESOLUTION OF THE ALPHA BOROUGH COUNCIL**  
**APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD**  
**JULY 1, 2016-JUNE 30, 2017 FOR HOPS N BARLEY.**

**WHEREAS**, the liquor license noted below require approval for the period July 1, 2016-June 30, 2017;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-33-001-011 Hops & Barley LLC		Plenary Retail Consumption

*Department Reports:*

*Administration, Councilman Peter Pettinelli:* Councilman Pettinelli reported he should have an answer for Mayor Dunwell and Councilwoman Grossman regarding cell phones by Thursday. iPads will be purchased for whoever would like to have one: Mayor Dunwell, Councilwoman Grossman, Councilman Seiss, Councilman Schwar, and Councilman Seiss. Councilman Pettinelli will check with others not at the meeting to see if they would like one. Mayor Dunwell asked if the space for email can be looked into.

In closing, Councilman Pettinelli approved all bills, salaries, and wages for his department.

Councilman Schwar stated he did check and the money is in there for three computers. At this time Carrie Emery and Kevin Duddy will receive one and we should get the third one now just so we have it.

*Finance, Councilman Michael Schwar:* Councilman Schwar reported that Kevin Liefert, will be assisting the CFO. He told us we shouldn't be certifying funds on estimates. In the future, what is there, is what we have and will certify funds as long as they are there. Mayor Dunwell reported that a deal was made with a resident regarding water shut-off. They paid then the check bounced. Mayor Dunwell feels if neighbor is sharing through a hose then both parties should be cited. Councilman Schwar will be attending a WCEDC meeting on July 2<sup>nd</sup> at 7:30 pm. He would also like to thank everyone for getting Homa Lane flooding addressed. Councilman Schwar requested five minutes executive session for contractual regarding Farmland Preservation.

In closing, Councilman Schwar approved all bills, salaries, and wages for his department.

*Health & Welfare, Councilwoman Kathleen Ronan:* As per Councilman Seiss, Councilwoman Ronan advised Councilman Seiss she would be absent tonight and had no report.

*Public Property, Councilwoman Tracy Grossman:* Councilwoman Grossman reported that Industrial Avenue has had two acres cleared and can start receiving bids. The ladies room at the park has been fixed by DPW and is now open. There will be one port-a-john being moved toward the playground. Mayor Dunwell asked if we can keep the bathrooms open. Councilwoman Grossman said she has been told there was vandalism. Councilwoman Grossman stated that herself, Mayor Dunwell, and Councilman Preiss met and discussed the audio system and moving the panic button in the old court room. Sensor lights will be placed at the pavilion and we are moving forward with Metz. There was no one else that wanted to give us an estimate. She received three estimates for power-washing the basketball courts. One was \$60 per hour, one was \$600 per day, and Pip's was \$500 and will have it done in two days. Councilwoman Grossman wanted to mention that the Borough paid an amount of

\$6,232.00 for the town clean-up as a service to the residents. Movies in the park will be taking place on July 20<sup>th</sup>, August 10<sup>th</sup>, and August 31<sup>st</sup>. The cost is \$225 for each license and the screen is \$785. The cone and truck guy will also be there selling frozen ice. Movies start at 7:30 pm.

In closing, Councilwoman Grossman approved all bills, salaries, and wages for her department.

Mayor Dunwell requested to comment or have discussion regarding public property. He stated the basketball courts need to be regulation and asked Councilman Schwar how we go about doing that. Councilman Schwar stated he had drawn them up previously and they need to go out 94 feet and you have full courts. You can have two full courts and two half courts. He stated that was the original proposal about 15 years ago. The poles are there and you can have a sleeve put in, slide poles down into sleeve, and pull back up when needed. Councilwoman Grossman stated that people told her there is an issue because the sun rises and sets where they shoot. Mayor Dunwell asked her to look into the poles with sleeves. Councilman Preiss asked about the fields. Stephanie of Remington & Vernick sent out an email to the surveyor to have them surveyed. Mayor Dunwell asked Council if they could make a motion to authorize the Director of Public Property to work with Frank Seney for three days to survey the field behind the pool.

Motion made by Councilman Schwar to authorize the Director of Public Property to work with Frank Seney for three days to survey the field behind the pool, seconded by Councilman Pettinelli, all were in favor.

*Public Safety, Councilman Thomas Seiss:* Councilman Seiss reported he has been in contact with the Police Chief. They will discontinue monitoring of the dump area. Mayor Dunwell said he has a plate number and will provide it to see if it can be searched. Councilman Seiss has also met with Hunter Stagg and Sean McDyer regarding emergency management. He asked Councilman Preiss about the stop signs. Councilman Preiss stated there is \$4,000 in the budget for signs. Mayor Dunwell brought up the “break-away” signs. Councilwoman Grossman asked if Councilman Preiss oversees the signs and asked if there are any “No Parking” signs available. Attorney Troxell said he

will look to see if any Ordinance is needed. In closing, Councilman Seiss approved all bills, salaries, and wages for his department.

*Public Works, Councilman Jack Preiss:* Councilman Preiss reported there has been summer help hired for DPW. He has a list of projects for him to work on. He has a meeting next week with DPW, Councilwoman Grossman, and Mayor Dunwell.

In closing, Councilman Preiss approved all bills, salaries, and wages for his department.

Councilman Schwar asked, if we are working on Open Space, should the pay come out of Open Space budget and not the DPW budget.

*Professionals & Official Reports:*

*Mayor, Craig S. Dunwell:* Mayor Dunwell stated he will be out of town July 22<sup>nd</sup> through July 25<sup>th</sup>. He will then be out of the Country from August 1<sup>st</sup> through August 31<sup>st</sup>. There is a Warren County Prosecutors meeting on July 30<sup>th</sup> at 7:00 pm at Warren Tech. Mayor Dunwell requested the following items for Executive session: 20 minutes personnel DPW, 20 minutes contractual COAH, and 15 minutes potential litigation DPW.

*Engineer, Stephanie Cuthbert:* Stephanie asked if anyone had any questions regarding the Leigh Fuel proposal. She stated the application is still at DEP. Stephanie provided road projects, plans, and specs update. Mayor Dunwell and Frank Seney will be meeting tomorrow. Councilwoman Grossman stated she loves 7<sup>th</sup> Avenue; however, it has now become a freeway. Need to do something to slow traffic down. Stephanie provided the improvements for water at Frace Street plant. Equipment has been ordered for redundancy project.

*Sewer Engineer, Jim Hill:* Mr. Hill said there was a meeting about the water pit. Spoke about the battery charger. Stated the chart provided that we are showing progress. Councilman Schwar asked if they send someone with the white oxide. How do you do the readings? Mr. Hill said he has a meter and they read it every Friday.

*CFO: Charles Daniel:* Mr. Daniel stated he has a new Trainer, his name is Kevin Liefert. At this time they are focused on items regarding Capital Grants and payroll. The audit has been completed by Supley & Clooney and we should receive results in two to three weeks.

*Municipal Clerk, Laurie A. Barton:* Deputy Clerk, Amy Sharpe read the Clerks report provided by Laurie Barton. Friendly reminder on whoever is going to the League Conference this year in November to get your registrations in as soon as possible to get the hotel of your choice. The May minutes are done and will be on the next agenda for approval.

*Second Public Comment:*

Mike D'Angelo, AYAA – Sees focus on fencing of baseball, basketball, etc. Keys & locks for the fieldhouse/concession stand. Councilwoman Grossman filled out the purchase requisition for the Lock Doctor, not sure where that is with the CFO. Councilman Pettinelli asked about key card system so everyone can access & it's logged.

Bob Christian, 169 6<sup>th</sup> Avenue – Asked why both sides not being done on Olive Street. Mr. Christian wants curbing on south side.

Robert Gash, Stewartsville, Director of Alpha Colts/Little Liners – Came to the meeting looking for any questions or concerns regarding Phillipsburg Little Liners/Colts. Mike D'Angelo said his only issue is practice time for soccer. Use of the field from mid-July through mid-November, use of the fieldhouse.

Motion made by Councilwoman Grossman to allow Little Liners/Alpha Colts use of the field from mid-July through mid-November, seconded by Councilman Pettinelli, all were in favor.

*Payment of Bills & Claims:*

Councilwoman Grossman made a motion to make the director's report a part of the minutes. Councilman Pettinelli seconded the motion, all were in favor.

Councilwoman Grossman made a motion that the CFO be authorized to pay all bills authorized by the director. Councilman Seiss seconded the motion. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays: none.

Councilman Pettinelli made a motion that the CFO be authorized to pay all salaries and wages approved by the director, Councilwoman Grossman seconded. Roll call: Ayes; Grossman, Pettinelli, Preiss, Schwar, and Seiss. Nays: none.

P.O. Type: All				Open: N	Paid: N	Void: N	
Range: First to Last				Rcvd: Y	Held: Y	Aprv: N	
Format: Condensed				Bid: Y	State: Y	Other: Y	Exempt: Y
PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
16-00286	04/21/16	FASTENAL	FASTENAL	SAFETY VEST/CUT OFF BLADES	Open	171.50	0.00
16-00332	05/10/16	STAP	STAPLES BUSINESS ADVANTAGE	CLEANING/TAX/FINANCE SUPPLIES	Open	615.57	0.00
16-00411	06/09/16	MGL	MGL PRINTING SOLUTIONS	CONSUMER REPORT STAMP	Open	48.00	0.00
16-00462	06/20/16	VERI	VERIZON	LIBRARY PHONE CHARGES 6/10/16	Open	94.74	0.00
16-00463	06/21/16	CASTLE	CASTLE SEPTIC SERVICE CORP	TOILET RENTAL CHARGES	Open	365.00	0.00
16-00464	06/21/16	LSI	LINE SYSTEMS, INC	JUNE PHONE CHARGES	Open	807.57	0.00
16-00465	06/21/16	QC	EUROFINS QC, INC.	WATER TESTING	Open	585.00	0.00
16-00466	06/21/16	ACTION	ACTION DATA SERVICES	PAYROLL SERVICES 6/5/16	Open	130.92	0.00
16-00467	06/21/16	EAS	EAS BY ACTION DATA	PAYROLL SERVICES 6/5/16	Open	43.19	0.00
16-00468	06/21/16	ELIZGA	ELIZABETHOWN GAS	GAS CHARGES JUNE 2016	Open	136.00	0.00
16-00469	06/21/16	JCPL	JCP&L	ELECTRICITY CHARGES JUNE 2016	Open	3,001.67	0.00
16-00470	06/21/16	HARRY	HARRY'S PLACE	CLEAN UP DAY - FOOD & DRINKS	Open	210.30	0.00
16-00471	06/21/16	POWER	POWERCO, INC	REMAN-START	Open	303.20	0.00
16-00472	06/21/16	WILLEVER	WILLEVER EXCAVATING	QUARRY ROAD CONSTRUCTION	Open	2,160.00	0.00
16-00473	06/21/16	WILLEVER	WILLEVER EXCAVATING	LOADING TUB GRINDER	Open	1,300.00	0.00
16-00474	06/21/16	NAPA	CARVER'S AUTO PARTS OF WC	PARTS FOR CASE TRACTOR	Open	14.76	0.00
16-00475	06/21/16	VITAL	VITAL COMMUNICATIONS, INC	MOD IV/CAMA TAX SYSTEM	Open	102.00	0.00
16-00476	06/21/16	TOTLAWN	Total Lawn Care & Landscape	2016 LAWN CARE SERVICES-JUNE	Open	1,428.58	0.00
16-00477	06/21/16	BARANSKY	DANIEL BARANSKY	N-2 OPERATOR JUNE 2016	Open	893.33	0.00
16-00478	06/21/16	JEWELL	JEWELL COMPUTING SOLUTIONS LLC	OFF-SITE BACKUP SERVICE-2 QTR	Open	1,199.97	0.00
16-00485	06/23/16	PUBLI	PUBLIC ALLIANCE INS. COVERAGE	2016 PAIC THIRD INSTALLMENT	Open	45,997.00	0.00
16-00486	06/23/16	NJADVME	NJ ADVANCE MEDIA	ORDINANCE 2016-8 2ND READING	Open	16.34	0.00
16-00487	06/23/16	DOG	NJ DEPT OF HEALTH & SENIOR SER	APRIL/MAY 2016 DOG LICENSE RPT	Open	10.80	0.00
16-00488	06/23/16	WCTRE	WARREN COUNTY TREASURER	2016 PRIMARY ELECTION BALLOTS	Open	625.00	0.00
16-00489	06/28/16	LMR	LMR CLEANOUT & DISPOSAL	TOWN CLEAN UP JUNE 2016	Open	6,232.42	0.00
16-00490	06/28/16	REMINGTO	REMINGTON & VERNICK ENGINEERS	Inspection for Road Opening	Open	321.00	0.00
16-00491	06/28/16	REMINGTO	REMINGTON & VERNICK ENGINEERS	FRACE UPGRADES - FIRM CAPACITY	Open	500.00	0.00
16-00492	06/28/16	REMINGTO	REMINGTON & VERNICK ENGINEERS	2016 GENERAL ENG SERVICES	Open	869.00	0.00
16-00493	06/28/16	REMINGTO	REMINGTON & VERNICK ENGINEERS	BANKE FIELD BLEACHER REPAIR	Open	676.00	0.00
16-00494	06/28/16	REMINGTO	REMINGTON & VERNICK ENGINEERS	LICENSED WATER OPERATOR SERV	Open	1,500.00	0.00
Total Purchase Orders: 30				Total P.O. Line Items: 0	Total List Amount: 70,358.86	Total Void Amount: 0.00	

*Old Business:*

Councilman Schwar said his plan for Open Space would be to incorporate the pool into our total plan. Benke field, soccer field, etc. We need to decide what to do with the Pavilion. Mayor Dunwell said he has concerns with the pool. Sometime in December we will have to meet with a Board. He stated we have a \$100,000 commitment from John Dolak. This shouldn't have a profit/loss factor to make a decision. Willing to take a loss of approximately \$25,000. Councilwoman Grossman said she will come to the next meeting in two weeks with a complete business plan.

*New Business:*

Councilwoman Grossman is proposing in September to "open" the new Benke Field after work is completed, to have a First Responders at the softball game.



*Executive Session:*

Councilwoman Grossman made a motion to approve the following resolution to go into executive session for one hour for contractual, litigation, and/or personnel.

Motion seconded by Councilman Pettinelli, all were in favor.

**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 one hour(s), 0 minutes, allowing for a five (5) minute recess between the regular session and the executive session.

*Return to Regular Session:*

Motion made by Councilman Schwar to return to the regular session, motion seconded by Councilman Seiss, all were in favor.

Motion made by Councilman Schwar to authorize the labor attorney to submit a re-org plan to eliminate the Sr. DPW position and add a position for DPW Manager/Water Operator, motion seconded by Councilman Pettinelli, all were in favor.

Motion made by Councilman Schwar to authorize the Clerk to advertise for a DPW Manager/Water Operator position T-2 & W-2, motion seconded by Councilman Pettinelli, all were in favor.

*Adjournment:*

Seeing no further business to come before Council, motion made by Councilman Pettinelli to adjourn this meeting at 11:30 pm, motion seconded by Councilwoman Grossman, all were in favor.

Respectfully submitted,

*Amy J. Sharpe*

Borough Deputy Clerk