

**NORTH HANOVER TOWNSHIP
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 7, 2024 7:00 P.M.**

**VIA CONFERENCE CALL: Dial In: 1-888-482-9769; Access Code 4493305#
OR
IN PERSON**

CALL TO ORDER Mayor DeBaecke called the meeting to order at 7:00 p.m.

FLAG SALUTE: Led by Mayor DeBaecke

INVOCATION: Mr. Wayne Voorhees offered prayers for the Community

ROLL CALL: Mayor DeBaecke
Deputy Mayor O'Donnell
Committeeman Forsyth
Committeeman Kocubinski

Absent: Committeeman Doyle

Also Present: Township Clerk Mary Picariello and Township Attorney Roselli

SUNSHINE STATEMENT: “The provisions of the Open Public Meetings Act have been met. Notice of this meeting has been transmitted by email to the Courier Post, Burlington County Times and The Trenton Times as well as given to those having requested same and posted on the Township bulletin board located in the foyer of the municipal building”.

PUBLIC COMMENT AS IT RELATES TO AGENDA ITEMS

Mayor DeBaecke opened the meeting to the public. There were no public comments this evening.

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Mayor DeBaecke
Seconded By: Deputy Mayor O'Donnell

REVIEW OF CORRESPONDENCE

- North Hanover JLUB Resolution 2024-06 Master Plan Consistency Review on Township Ordinance 2024-01 – Clerk Picariello reported the Ordinance was consistent with the master plan.

ENGINEER'S REPORT

Engineer Hirsh reported a drainage investigation at 627 Hanover Drive. He noted no issue with piping or sinkholes. He stated drainage is poor along property frontage due to grading. He investigated drainage issue at 6 Laurel Drive and noted intersection drainage is poor. He noted sinkhole at the outlet and would take a further look. FY 2024 LRIG was submitted. He stated awaiting award notification for the FY24 CDBG Grant application. He was still awaiting close out documentation for the FY22 NJDOT program. He stated the FY24/FY24 NJDOT projects were advertised for bid. He stated bids were due March 20th. He also informed the Township Committee that an Application for AutoZone was approved before the JLUB. Committeeman Kocubinski discussed concerns over Crosswicks-Ellisdale Road intersection. Engineer Hirsh noted Upper Freehold is responsible and has been notified. There was a general consensus to notify Upper Freehold again.

MINUTES FOR APPROVAL

- February 15, 2024 – Regular Meeting

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | X | X | | | |

BILLS AND CLAIMS FOR APPROVAL

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|--------|-----|------|------|---------|--------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | X | X | | | |

ORDINANCE – ADOPTION

2024-01 An Ordinance of the Township of North Hanover Adopting Redevelopment Plan for Block 800 Lot 61, North Hanover Township, Burlington County, New Jersey

**TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON
ORDINANCE NO. 2024-01**

AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER ADOPTING REDEVELOPMENT PLAN FOR BLOCK 800, LOT 61, NORTH HANOVER TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the Township Committee of the Township of North Hanover (“Township Committee”) must authorize the Joint Land Use Board of the Township of North Hanover (“JLUB”) to conduct a preliminary investigation of the area and make recommendations to the Township Committee; and

WHEREAS, the Township Committee by way of Resolution No. 2033-44 adopted on February 16, 2023, as amended by Resolution No. 2023-115 adopted on August 3, 2023, authorized the JLUB to undertake a preliminary study, conduct the necessary investigation, and hold a public hearing to determine whether the real property identified as Block 800, Lot 61 on the tax map of the Township, inclusive of any and all streets, “paper” streets, private drives and rights of way (the “Study Area”) met the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, as requested by the Township Committee, JLUB Planner, Edward Fox, AICP, PP, of Environmental Resolutions, Inc. prepared a written report on the Preliminary Investigation of Monmouth Road Study Area in North Hanover Township, Burlington County as a Non-Condensation Area in Need of Redevelopment (the “Investigation Study”) which contained maps showing the boundaries of the potential Non-Condensation Area in Need of Redevelopment and the location of the property included therein and provided findings and recommendations setting forth the basis for and results of the investigation; and

WHEREAS, as required by the LRHL, N.J.S.A. 40A:12A-6, after the required public notice, the JLUB conducted a public hearing on June 28, 2023, to review and consider the Findings and Recommendations as set forth in the Investigation Study, and to consider any public comments from persons interested in or would be affected by a determination that Lot 61 in Block 800 qualified as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, on June 28, 2023, Edward Fox, Township Planner, provided testimony to the JLUB regarding his investigation, findings and recommendations pertaining to whether the Study Area should be recommended to be a non-condemnation area in need of redevelopment; and

WHEREAS, the JLUB reviewed the Investigation Study, heard testimony, and considered all relevant facts and determined that the Study Area met the statutory criteria to be in need for non-condemnation redevelopment; and

WHEREAS, the JLUB found the Investigation Study and testimony of Mr. Fox to be credible and recognized Mr. Fox’s experience and knowledge of the Township based on his service as the Township Planner; and

WHEREAS, the Planning Board specifically adopted the Recommendations set forth in Part III of the Investigation Study testimony of Mr. Fox that Block 800, Lot 61 and sections of public rights-of-way adjacent to this parcel meet the statutory criteria for a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, the JLUB, based upon its knowledge of the Township, the Investigation Study presented by the Township Planner, the testimony presented at the public hearing and the history of underutilization of the Study Area, determined that Block 800, Lot 61 on the tax map of the Township of North Hanover, inclusive of all streets and “paper” streets, private drives and adjacent rights-of-way is in need of redevelopment and that Study Area as a whole would benefit from non-condemnation redevelopment and therefore, recommended same to the Township Committee; and

WHEREAS, the JLUB adopted Resolution 2023-10 on July 19, 2023, thereby formalizing its recommendation to the Township Committee; and

WHEREAS, the Township Committee concurred with the Joint Land Use Board’s findings and recommendation that Block 800, Lot 61 on the tax map of the Township of North Hanover, inclusive of all streets, “paper” streets, private drives and sections of public rights-of-way adjacent to Block 800, Lot 61 (the “Redevelopment Area”), be designated as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, on August 3, 2023, , the Township Committee adopted Resolution 2023-116 formally designating the Redevelopment Area as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, a Redevelopment Plan for Block 800, Lot 61, North Hanover Township, Burlington County, New Jersey dated December 2023 was prepared for the Township of North Hanover by Mark A. Remsa, PP, AICP, and reviewed by Township and JLUB Planner Edward Fox, PP, AICP and Township and JLUB Engineer Joseph Hirsh (hereinafter the “Redevelopment Plan” or “Plan”), a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Township Committee of the Township of North Hanover desires to adopt the Redevelopment Plan for Block 800, Lot 61, North Hanover Township, Burlington County, New Jersey and to amend the Township’s Zoning Map by adoption of this ordinance.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of North Hanover, County of Burlington and State of New Jersey as follows:

SECTION 1.

1. The recitals set forth above are incorporated herein by reference and made a part hereof as though more fully set forth herein at length.
2. The “Redevelopment Plan, 130 Monmouth Road, Block 800, Lot 61, North Hanover Township, Burlington County” dated December 2023, and prepared for the Township of North Hanover by Mark A. Remsa, PP, AICP, a copy of which is attached hereto and made a part hereof, be and is hereby adopted.
3. The Zoning Map of the Township of North Hanover relating to Block 800, Lot 61 on the official Township Tax Map, inclusive of any and all streets, “paper” streets, private drives and sections of public rights of way adjacent to Block 800, Lot 61, be and is hereby amended to incorporate the provisions of the “Redevelopment Plan, 130 Monmouth Road, Block 800, Lot 61, North Hanover Township, Burlington County” dated December 2023, and prepared for the Township of North Hanover by Mark A. Remsa, PP, AICP and shall indicate the redevelopment area to which the Redevelopment Plan applies.

SECTION 2. At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S. 40:55D-16 and with the Township Tax Assessor.

SECTION 4. INCONSISTENT ORDINANCES All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. PARTIAL INVALIDITY If any section, paragraph, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder shall be deemed valid and effective.

SECTION 6. EFFECTIVE DATE This ordinance shall take effect upon final passage and publication according to law.

MAYOR OPENS THE MEETING TO THE PUBLIC

Mayor DeBaecke opened the meeting to the public. There were no public comments this evening.

MOTION TO CLOSE PUBLIC HEARING

Proposed By: Mayor DeBaecke

Seconded By: Deputy Mayor O'Donnell

MOTION TO ADOPT ORDINANCE 2024-01

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|--------|-----|------|------|---------|--------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | X | | X | | | |
| Deputy Mayor O'Donnell | | | X | | | |
| Mayor DeBaecke | | X | X | | | |

ORDINANCE – INTRODUCTION

2024-02 An Ordinance of the Township of North Hanover Repealing Ordinance 2017-09 entitled “An Ordinance of the Township of North Hanover, Burlington County Amending the Code of the Township of North Hanover by Adding New Section Entitled “Maintenance of Vacant Properties in the Township and Establishing Registration Fees for Vacant Properties”

**TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON
ORDINANCE NO. 2024-02**

AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER REPEALING ORDINANCE NO. 2017-09 ENTITLED “AN ORDINANCE THE TOWNSHIP OF NORTH HANOVER, BURLINGTON COUNTY AMENDING THE CODE OF THE TOWNSHIP OF NORTH HANOVER BY ADDING NEW SECTION ENTITLED ‘MAINTENANCE OF VACANT PROPERTIES IN THE TOWNSHIP AND ESTABLISHING REGISTRATION FEES FOR VACANT PROPERTIES’”

WHEREAS, on August 3, 2017, the Township Committee adopted Ordinance No. 2017-09 entitled “An Ordinance of the Township of North Hanover, Burlington County Amending the Code of the Township of North Hanover by adding new section entitled “Maintenance of Vacant Properties in the Township and Establishing Registration Fees for Vacant Properties””; and

WHEREAS, since that time, the New Jersey Legislature adopted new legislation that was enacted into law that improves guidance to local governments concerning the establishment of registration policies to address the risk of blight of commercial and residential properties, and requires the Township to implement an updated ordinance consistent with this law; and

WHEREAS, the Township Committee desires to repeal Ordinance No. 2017-09 since it is not consistent with updated vacant and abandoned properties law within the state.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of North Hanover Township that Ordinance No. 2017-09 entitled “AN ORDINANCE OF THE TOWNSHIP OF NORTH HANOVER REPEALING ORDINANCE NO. 2017-09 ENTITLED “AN ORDINANCE THE TOWNSHIP OF NORTH HANOVER, BURLINGTON COUNTY AMENDING THE CODE OF THE TOWNSHIP OF NORTH HANOVER BY ADDING NEW SECTION ENTITLED ‘MAINTENANCE OF VACANT PROPERTIES IN THE TOWNSHIP AND ESTABLISHING REGISTRATION FEES FOR VACANT PROPERTIES’” be and is hereby repealed in its entirety.

SECTION 2. At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available from the Township Clerk.

SECTION 3. This ordinance shall take effect upon final passage and publication according to law.

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

MOTION TO INTRODUCE

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | | | X | | | |
| Mayor DeBaecke | X | | X | | | |

SET PUBLIC HEARING FOR MARCH 21, 2024 AT 7:00 P.M.

CONSENT AGENDA DEFINED:

All Resolutions listed on today’s consent agenda are to be considered as one vote by Township Committee and will be enacted by one motion. There will be no discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

2024-51 Resolution Authorizing Street Opening Permit

**RESOLUTION 2024-51
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION AUTHORIZING STREET OPENING PERMIT

WHEREAS, Barry Legg of Public Service Electric and Gas., hereinafter referred to as “PSEG”, has submitted an application for a Street Opening Permit for 14 Schoolhouse Road; and

WHEREAS, pursuant to Chapter 12 the Township Engineer, Joseph Hirsh of Environmental Resolutions Inc. has reviewed said application and recommends approval by the Township Committee; and

WHEREAS, pursuant to Chapter 19 “Fees” a fee of \$100 is required prior to the issuance of a Street Excavation Permit.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover that the application for a Street Excavation Permit to PSEG for the location known as 14 Schoolhouse Road is hereby approved subject to receipt of payment of the applicable fee.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | | X | | | |

2024-52 Resolution Appointing a Full-Time Police Officer

**RESOLUTION 2024-52
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

APPOINTMENT OF FULL-TIME POLICE OFFICER

WHEREAS, N.J.S.A. Title 40 and Title 40A provide for the Appointment of Certain Officers, Appointees, and Employees to be appointed in Township Positions to carry out the lawful duties and responsibilities of the Township; and

WHEREAS, the Township Salary Ordinance provides for the rate of Compensation, Salary, or Wages of Certain Officers, Appointees and Employees of said Township.

NOW THEREFORE BE IT RESOLVED, that the following Officers, Appointees, and Employees are hereby appointed for their respective terms, as follows:

Police Officer ~ Nicholas Cacia

Effective Date of Employment: 03/07/2024 at Step II

BE IT FURTHER RESOLVED, that the above-named position will be compensated as per the Bargaining Agreement, Salary Ordinance and Salary Resolution and contingent upon successful completion of physiological evaluation.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman DeBaecke | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | | X | | | |

2024-53 Resolution Accepting Resignation of Kaitlyn Chambers

**RESOLUTION 2024-53
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING THE RESIGNATION
OF KAITLYN CHAMBERS**

BE IT RESOVLED, by the Township Committee of the Township of North Hanover that we hereby accept the resignation of Kaitlyn Chambers as a Deputy Court Administrator for the Township of North Hanover effective March 15, 2024.

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the following:

1. Personnel File Kaitlyn Chambers
2. Chief Financial Officer
3. Court Administrator

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | | X | | | |

2024-54 Resolution Extending Interim Period Set Forth in Conditional Redeveloper Designation and Escrow Agreement By and Between Township of North Hanover and North Hanover Urban Renewal, LLC as Conditional Redeveloper for Block 602 Lot 9.02

**RESOLUTION TC 2024-54
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON, STATE OF NEW JERSEY**

RESOLUTION EXTENDING INTERIM PERIOD SET FORTH IN CONDITIONAL REDEVELOPER DESIGNATION AND ESCROW AGREEMENT BY AND BETWEEN TOWNSHIP OF NORTH HANOVER AND NORTH HANOVER URBAN RENEWAL, LLC AS CONDITIONAL REDEVELOPER FOR BLOCK 602, LOT 9.02

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, on October 16, 2003, the Township Committee of North Hanover Township adopted Resolution #2003-108, directing the Joint Land Use Board to undertake a preliminary investigation to determine whether the properties identified as Block 600, Lots 1, 2, 4, 5; Block 601, Lots 401, 8, 9; Block 602, Lots 1-3, 7-9, 12-16; Block 605, Lot 1; Block 606, Lot 1; Block 607, Lot 1; Block 608, Lots 1, 2, 5, 7, 8; Block 609, Lots 2-7; Block 900, Lots 1-5; Block 901, Lots 1, 1.01, 2 and 5; and Block 902, Lots 1-4, 2.01, 24-25 (collectively referred to as the "Redevelopment Study Area") qualified as an area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, in response to Resolution #2003-108, the Joint Land Use Board engaged in the preparation of a preliminary investigation and because of their investigation, the Joint Land Use Board recommended that Block 602, Lots 10, 11; Block 610, Lots 17-18, 23-27 be added to the Redevelopment Study Area study; and

WHEREAS, based upon the Joint Land Use Board recommendation, the Township Committee adopted Resolution 2005-89 on September 28, 2005, and agreed to expand the study area to include the additional parcels; and

WHEREAS, the Township Committee received and reviewed a preliminary investigation study of the Redevelopment Study Area, including the additional lots, and the report and recommendations of the Joint Land Use Board, pursuant to Joint Land Use Board Resolutions 2005-10 and 2005-17, finding that certain areas within the Redevelopment Study Area, including Block 602, Lot 9 (now Lot 9.02) qualified as areas in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5 *et seq.*, and as more fully detailed in the Wrightstown Sykesville Road Redevelopment Study dated May 5, 2005 and prepared by Remington & Vernick Engineers, Inc.; and

WHEREAS, by Resolution 2005-105, the Township Committee accepted the recommendations of the Joint Land Use Board and on October 6, 2005, designated multiple blocks and lots within the Redevelopment Study Area as areas in need of redevelopment, including Block 602, Lot 9.02 (formerly designated as Lot 9); and

WHEREAS, on July 21, 2022, pursuant to Resolution 2022-117, the North Hanover Township Committee, acting as the Redevelopment Entity pursuant to the Redevelopment Law, conditionally designated North Hanover Urban Renewal, LLC as Conditional Redeveloper of Block 602, Lot 9.02 (hereinafter the “Redevelopment Property”); and

WHEREAS, pursuant to Resolution 2022-117, North Hanover Urban Renewal, LLC was provided one hundred twenty (120) days from the date of adoption of the resolution to execute a Conditional Redeveloper Designation and Escrow Agreement (the “Agreement”), subject to the Township adopting a redevelopment plan for the Redevelopment Property, and unless extended by the Township Committee; and

WHEREAS, the Township Committee adopted the redevelopment plan for the Redevelopment Property on February 2, 2023, by Ordinance 2023-01 (the “Plan”); and

WHEREAS, the Township Committee extended the initial one hundred twenty (120) day period, which expired, for an additional one hundred fifty (150) days from November 18, 2022, that being April 17, 2023 for the negotiation and execution of the Agreement for purposes of establishing a framework for the negotiation and execution of a redevelopment agreement; and

WHEREAS, the parties were unable to complete the negotiation and execute the Agreement on or before April 17, 2023, and therefore by Resolution 2023-96 adopted by the Township Committee on June 15, 2023, the Township Committee further extended the time for the negotiation and execution of a Conditional Redeveloper Agreement with North Hanover Urban Renewal, LLC, for an additional ninety (90) days to July 16, 2023; and

WHEREAS, North Hanover Urban Renewal, LLC received preliminary and final major site plan approval and preliminary and final major subdivision approval from the North Hanover Township Joint Land Use Board after hearings conducted on July 19, 2023 and September 12, 2023, which decision was memorialized by resolution adopted by the Joint Land Use Board on October 25, 2023 (the “Approval”); and

WHEREAS, the parties executed the Agreement, which then required the parties to successfully negotiate and execute a Redevelopment Agreement during the Interim Period, as defined in the Agreement, that expired on November 17, 2023 (the “Interim Period”), without successfully negotiating and executing a Redevelopment Agreement; and

WHEREAS, Paragraph 2 of the Agreement gives the Township Committee, as the Redevelopment Entity, the ability, in its sole discretion, to extend the Interim Period; and

WHEREAS, the Township Committee, as Redevelopment Entity, has determined that it is in the best interests of the Township to extend the Interim Period to provide the parties additional time to negotiate exclusively with each other for purposes of executing a Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington and the State of New Jersey, as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.
2. The Interim Period as stated in Paragraph 2 of the Conditional Redeveloper Designation and Escrow Agreement dated July 20, 2023, and executed by the Township of North Hanover, acting in its capacity as a Redevelopment Entity, and North Hanover Urban Renewal, LLC, as Conditional Redeveloper, be and is hereby extended until May 31, 2024.
3. The adoption of this resolution by the Township Committee shall serve as a formal amendment to Paragraph 2 of the Conditional Redeveloper Designation and Escrow Agreement for the purpose stated in paragraph 2 above, and all other terms and conditions of said agreement not modified by this Resolution shall remain in full force and effect until such time as a Redevelopment Agreement is executed by the parties, the Conditional Redeveloper Designation and Escrow Agreement is further extended; or the Conditional Redeveloper Designation and Escrow Agreement is terminated in accordance with its terms, whichever is the first to occur.
4. A certified copy of this resolution shall be provided to North Hanover Urban Renewal, LLC.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | | X | | | |

NON-CONSENT AGENDA

2024-55 Resolution Accepting Quote from Dittmer’s Nursery LLC for Baseball Field Preparation

**RESOLUTION 2024-55
TOWNSHIP OF NORTH HANOVER**

COUNTY OF BURLINGTON

RESOLUTION ACCEPTING QUOTE FROM DITTMER’S NURSERY LLC FOR PREPARATION OF BASEBALL FIELDS FOR 2024 BASEBALL SEASON

WHEREAS, the Township of North Hanover requires the services of qualified contractor to prepare the baseball fields located in North Hanover Township for the upcoming baseball season, to include defining infield lines, raking and dragging fields, spreading new infield mix and regarding fields accordingly; and

WHEREAS, the Township received a written proposal dated January 20, 2024 for the required services from Dittmer’s Nursery LLC, 322 Chesterfield Jacobstown Road, Wrightstown, New Jersey in the amount of \$2,620.00; and

WHEREAS, the proposal amount is less than the bid threshold and less than 15% of that amount; and

WHEREAS, the Township Committee recommends awarding a contract to Dittmer’s Nursery LLC in accordance with its written proposal dated January 20, 2024; and

WHEREAS, the Township of North Hanover has sufficient funding in place as evidenced by the Chief Financial Officers certification of the availability of funds.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey hereby accepts the written proposal of and awards a contract to Dittmer Nursery, LLC for baseball field preparation, in accordance with its proposal dated January 20, 2024 located in North Hanover Township; in the amount of \$2,620.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue said purchase order aforesaid on behalf of the Township.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | X | | X | | | |
| Deputy Mayor O’Donnell | | | X | | | |
| Mayor DeBaecke | | X | X | | | |

2024-56 Resolution Accepting Quote from Dittmer’s Nursery LLC for Baseball Field Season Maintenance

**RESOLUTION 2024-56
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

RESOLUTION ACCEPTING QUOTE FROM DITTMER’S NURSERY LLC FOR BASEBALL FIELD MAINTENANCE FOR 2024 BASEBALL SEASON

WHEREAS, the Township of North Hanover requires the services of qualified contractor to drag and line baseball fields for game days during the upcoming baseball season for the baseball fields located in North Hanover Township; and

WHEREAS, the Township received a written proposal dated January 20, 2024 for the required services from Dittmer’s Nursery LLC, 322 Chesterfield Jacobstown Road, Wrightstown, New Jersey in the amount of \$60 per game per field, not to exceed \$1,800.00; and

WHEREAS, the proposal amount is less than the bid threshold and less than 15% of that amount; and

WHEREAS, the Township Committee recommends awarding a contract to Dittmer’s Nursery LLC in accordance with its quotation dated January 20, 2024, not to exceed \$1,800.00; and

WHEREAS, the Township of North Hanover has sufficient funding in place as evidenced by the Chief Financial Officers certification of the availability of funds.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey hereby accepts the proposal dated January 20, 2024 from Dittmer Nursery, LLC and hereby awards a contract to Dittmer Nursery, LLC to drag and line baseball fields for game days during the upcoming baseball season for the baseball fields for the upcoming baseball season, in an amount not to exceed \$1,800.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue said purchase order aforesaid on behalf of the Township.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | X | | X | | | |
| Deputy Mayor O'Donnell | | X | X | | | |
| Mayor DeBaecke | | | X | | | |

2024-57 Resolution Accepting Quote from MidJersey Fenceman LLC for Baseball Batting Cage Repair

**RESOLUTION 2024-57
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

**RESOLUTION ACCEPTING QUOTE FROM MIDJERSEY FENCEMAN LLC FOR
BASEBALL BATTING CAGE REPAIR**

WHEREAS, the Township of North Hanover desires to repair the baseball batting cage located in North Hanover Township; and

WHEREAS, N.J.S.A. 40A:11-6.1, authorizes the solicitation of quotations, if practicable; and

WHEREAS, the Township has reviewed the quote received and recommends the lowest quote submitted by MidJersey Fenceman LLC; and

WHEREAS, the Township of North Hanover has sufficient funding in place as evidenced by the Chief Financial Officers certification of the availability of funds.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of North Hanover, County of Burlington County, State of New Jersey hereby accepts the lowest quote by Midjersey Fenceman LLC, for the repair to the Baseball batting cage located in North Hanover Township; in the amount of \$3,500.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to issue said purchase order aforesaid on behalf of the Township.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | | | X | | | |
| Mayor DeBaecke | X | | X | | | |

DISCUSSION

- 2024 Budget workshop – After discussion, there was a general consensus to have a special meeting March 14th at 5:30pm.

TOWNSHIP COMMITTEE “COMMENTS”

Committeeman Kocubinski noted his attendance at the Recreation Advisory Committee meeting. He noted prior to that meeting Mr. Boyce called and noted an issue with Basketball. He stated the Committee was happy with the field preparation. He noted softball would be starting soon. He stated the new Volleyball program has a waiting list. There was some contemplation on opening the programs up to non-residents. This would be explored at a later date and possibly establishing a fee. Committeeman Kocubinski noted some parent hostility at a basketball game. He thanked the Alex and Zach for resolving the issue. Attorney Roselli noted some concerns and Clerk Picariello stated the chair would be working with the Attorney on a policy concerning conduct.

Committeeman Forsyth stated the batting cage should be repaired next week.

Mayor DeBaecke thanked Mr. Zucatti for the beautiful flag he made for the bench. He will be sending a letter of thanks.

PUBLIC PARTICIPATION

Questions, comments or statements from members of the public in attendance.

Mayor DeBaecke opened the meeting to the public.

Mr. Wayne Voorhees – Mr. Voorhees stated the patch at Orr/Stewart/Chesterfield-Arneytown Road was not holding up. Committeeman Forsyth noted it was in his plans for tomorrow. He noted we were trying to hold it over till it gets repaved.

Mr. Mellor – He also noted the area on Sykesville Road. Committeeman Forsyth stated it was being addressed.

MOTION TO CLOSE PUBLIC COMMENT

Proposed By: Committeeman Kocubinski

Seconded By: Committeeman Forsyth

EXECUTIVE SESSION RESOLUTION

2024-58 Authorizing a Closed Session Meeting to discuss the following matter(s) pursuant to N.J.S.A. 47:1A-1 and N.J.S.A. 10:4-12; **Police Personnel Matter**, Contract Matters, Personnel and Litigation matters

**RESOLUTION 2024-58
TOWNSHIP OF NORTH HANOVER
COUNTY OF BURLINGTON**

AUTHORIZING A CLOSED SESSION MEETING

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 and P.L. 2001, C. 404, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee of North Hanover Township wishes to go into a closed Executive Session and is of the opinion that such circumstances presently exist which should not be discussed in public, and

WHEREAS, the Open Public Meetings Act pursuant to N.J.S.A. 47:1A-1 and N.J.S.A. 10:4-12 permits the Township Committee to discuss certain matter(s) in private, and in this case for the purpose of the Township Committee to discuss contract negotiations, litigation and personnel matters in this regard.

NOW, THEREFORE, BE IT RESOLVED by Township Committee of North Hanover Township that it will go into an Executive Session for the purpose of the Township Committee to discuss **Police Personnel Matter**, Contract Matters, Litigation and Personnel matters.

BE IT FURTHER RESOLVED that the results of such discussion may be revealed at such time as the matter(s) are resolved and/or a contract(s) is signed and/or the negotiations are formally settled. Interested parties may contact the Township Clerk anytime during normal business hours for periodic updates as to the availability in this regard.

| COMMITTEE | MOTION | 2ND | AYES | NAYS | ABSTAIN | ABSENT |
|-------------------------|----------|----------|----------|------|---------|----------|
| Committeeman Doyle | | | | | | X |
| Committeeman Forsyth | | | X | | | |
| Committeeman Kocubinski | | X | X | | | |
| Deputy Mayor O'Donnell | X | | X | | | |
| Mayor DeBaecke | | | X | | | |

MOTION TO ADJOURN TO ENTER INTO EXECUTIVE SESSION

7:41 pm

Proposed By: Committeeman Kocubinski

Seconded By: Deputy Mayor O'Donnell

Respectively submitted,

*Mary Picariello, RMC/CMR/CTC
Township Clerk*