

**NORTH HANOVER TOWNSHIP  
TOWNSHIP COMMITTEE MEETING MINUTES  
NOVEMBER 3, 2022, 7:00 P.M.**

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

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

**FLAG SALUTE:** Led by Mayor Doyle

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

Absent: None

Also Present: Township Clerk Picariello and 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 Doyle opened the meeting to the public. There were no public comments this evening.

**MOTION TO CLOSE PUBLIC COMMENT**

Proposed By: Committeeman DeBaecke  
Seconded By: Committeeman Kocubinski

**REVIEW OF CORRESPONDENCE**

There was no correspondence this evening.

**ENGINEER'S REPORT**

Engineer Hirsh was not present this evening.

**MINUTES FOR APPROVAL**

- October 20, 2022 – Regular Meeting

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

**BILLS AND CLAIMS FOR APPROVAL**

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

**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.

2022-157 Resolution Authorizing Refund of Tax Sale Premium

**RESOLUTION 2022-157  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**A RESOLUTION AUTHORIZING THE REFUND  
OF TAX SALE PREMIUM**

**WHEREAS**, Tax Sale Certificate#18-00002 was redeemed on October 31, 2022 in the amount of \$39,466.24; and

**WHEREAS**, Culmac Investors, Inc. paid tax sale premium, in the amount of \$40,000.00, for said Lien.

**THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of North Hanover that, as requested by the Tax Collector, it hereby authorizes a refund of tax sale premium, in the amount of \$1,500.00 to Culmac Investors, Inc.; for Lien#18-00002, Block 500 Lot 16.1, commonly known as 270 Chesterfield-Jacobstown Road.

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

**NON-CONSENT AGENDA**

2022-158 Resolution Approving New Jersey State Association of Chiefs of Police, Inc. Written Examination for Promotion Agreement and Oral Examination for Promotion Agreement

**RESOLUTION NO. 2022-158  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION APPROVING NEW JERSEY STATE ASSOCIATION OF CHIEFS OF POLICE, INC. WRITTEN EXAMINATION FOR PROMOTION AGREEMENT AND ORAL EXAMINATION FOR PROMOTION AGREEMENT**

**WHEREAS**, the Township Committee, as the Appropriate Authority, is desirous of implementing a promotional process, for the position of Police Sergeant in accordance with requirements of the North Hanover Township Police Department Promotional Policy; and

**WHEREAS**, the Promotional Policy for rank of Sergeant requires that both a written examination and oral examination for eligible candidates be conducted by an outside consulting organization such as the New Jersey State Association of Chiefs of Police; and

**WHEREAS**, in accordance with said promotional policy, the Township Committee requested that the New Jersey State Association of Chiefs of Police, Inc. provide the cost to administer both the written examination and oral examination; and

**WHEREAS**, the cost for the written examination is \$2,750.00 and the cost for the oral examination is \$2000.00; and

**WHEREAS**, the Township Committee determined that the cost to administer the written and oral examinations by the New Jersey Association Chiefs of Police, Inc. is acceptable and

therefore desires to approve the Written Examination for Promotion Agreement and Oral Examination for Promotion Agreement presented by the New Jersey Association of Chiefs of Police, Inc. in accordance with the terms of written agreements, copies of which is on file with the Township Finance Office; and

**WHEREAS**, the Chief Financial Officer has certified that availability of funds for these agreements.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of North Hanover, in the County of Burlington, State of New Jersey that Township it does hereby approve of the New Jersey Association of Chiefs of Police, Inc. Written Examination for Promotion Agreement and Oral Examination for Promotion Agreement, copies of which are on file with the Township Finance Office and Township Clerk and the Mayor and Clerk are hereby authorized to execute said contract on behalf of the Township of North Hanover.

**BE IT FURTHER RESOLVED** by the Township Committee of North Hanover Township that a copy of this resolution be provided to the New Jersey Association of Chiefs of Police, Inc., the CFO and that a notice of adoption of this resolution be published according to law.

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

2022-159 Resolution of the Township of North Hanover Supporting the Enactment of Assembly Bill A-4729

**RESOLUTION 2022-159  
TOWNSHIP OF NORTH HANOVER  
COUNTY OF BURLINGTON**

**RESOLUTION OF THE TOWNSHIP OF NORTH HANOVER SUPPORTING THE  
ENACTMENT OF NEW JERSEY ASSEMBLY BILL A-4729**

**WHEREAS**, the legislature of the State of New Jersey declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

**WHEREAS**, the Township of North Hanover has endorsed the aforesaid declaration of policy by the State legislature and has a long-standing policy of preserving farmland within the Township in a manner entirely consistent with State statutes, State administrative regulations and the policies and practices of the State Agriculture Development Committee; and

**WHEREAS**, as means to preserve this farmland, the state established a program of acquiring development easements from property owners in a fashion consistent with, and pursuant to, terms which will reserve a right and opportunity on the part of the grantee to enroll the development easement in the State of New Jersey Agriculture Retention and Development Program at some future time according to rules, regulations and policies of the State Agriculture Development Committee then appertaining; and

**WHEREAS**, since its creation over 230,000 acres of farmlands have been saved from development; and

**WHEREAS**, over time development pressures have changed, while the program has not adapted to these changes and greater flexibility in determining the value of the development rights is needed by state and local governments to enable these entities to continue to preserve farmland throughout the state; and

**WHEARAS**, in response this dilemma, Assemblyman Alex Sauickie (R-12<sup>th</sup> LD) introduced New Jersey Assembly Bill A-4729, which provides for this flexibility by creating an

additional method of determining fair market value of development easements in an effort to allow this worthwhile program to once again flourish; and

**WHEREAS**, the Township Committee of North Hanover Township urge all farmers, farming communities and municipalities like North Hanover Township, where farmers and farming are an especially significant component of the community and long-standing tradition, together with all like-minded organizations and individuals throughout the state, to join the Township Committee of North Hanover Township in urging the entire State Legislature and Governor Murphy to support A-4729 and to move expeditiously to enact this bill into law.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of North Hanover that it hereby affirms its support for the enactment of New Jersey Assembly Bill A-4729 and hereby urge all farmers, farming communities and municipalities like North Hanover Township, where farmers and farming are an especially significant component of the community and a long-standing tradition, together with all like-minded organizations and individuals throughout the state, to join the Township Committee of North Hanover Township in urging the entire New Jersey State Legislature and Governor Murphy to support Assembly Bill A-4729 and to move expeditiously to enact this bill into law.

**BE IT FURTHER RESOLVED** that the Clerk is hereby directed to transmit a copy of this Resolution to Governor Murphy, Senate President, Assembly Speaker, the Legislative Delegation of New Jersey’s 12<sup>TH</sup> Legislative District.

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

**DISCUSSION**

- 2022 Best Practice Inventory – Clerk Picariello noted the score was 33.5 and no aide would be withheld.
- Jacobstown Baptist Church – Clerk Picariello noted the Church would like to use the Park for their Christmas Eve Service. After discussion, there were no issues with them holding their services and Attorney Roselli noted the normal paperwork would need to be completed.

**TOWNSHIP COMMITTEE “COMMENTS”**

Committeeman O’Donnell noted the importance of the Best Practice Inventory and noted other Towns have suffered significant embarrassment for not performing well. He expressed appreciation for the Staff.

Committeeman DeBaecke noted the Resolution supporting A4729. He noted this was started two years ago under Assemblyman Dancer. He noted it was to correct inadequacies of what was offered to farmers for preservation. He also noted changes to the Pinelands formula that was 25 years old. He stated hopefully it will move forward and be sent to the SDAC and give proper planning for Farmland preservation.

Mayor Doyle thanked everyone for their hard work on the Best Practice Inventory. Mayor Doyle noted there would probably be some questions this evening regarding the presence of Federal Law Enforcement Agencies that were present in Town yesterday. He noted that our Police Chief had become aware of some activity at the location and cooperated/coordinated with those federal agencies. He stated there would not be much that could be discussed concerning the matter as it is an on-going investigation. He noted he reached out to the press release office of the FBI so that a statement could be released as it relates to the public health, safety and welfare. He notes there was not an issue and the Committee is aware of the situation and will not be able to answer a lot of questions but that the public can certainly feel free to speak.

**PUBLIC PARTICIPATION**

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

Mayor Doyle opened the meeting to the public.

Mr. Paul Reuter – 8 Ivy Lane – Mr. Reuter noted the RICO announcement. He stated he lives behind the property and the last two months have been noisy. He noted the change in operation. He stated he has a background in power plant Engineering and he expressed concerns over the heavy metals and stated he called the DEP concerning the dust collection bins which hold hazardous material. He hopes that the aquifers were not affected. He stated the FBI hit several areas at once. He again expressed concern over soil contamination. Mayor Doyle noted the NJDEP was notified and the Police Department has also been in contact with the NJDEP. He noted that was another part of the on-going investigation. Mayor Doyle noted he cannot speak for the FBI. He stated they will be very quiet about their investigation and could allow the business to continue to operate under certain restrictions. Mayor Doyle stated that it is just unknown at this time.

Ms. Roseann Moscatiello expressed her desire to see the business shut down for good.

Resident Unknown – Inquired if neighbors would be notified if they reopen with restrictions. Attorney Roselli noted residents should feel free to ask the appropriate agencies as many questions as they wish. He noted it was unknown.

**MOTION TO CLOSE PUBLIC COMMENT**

Proposed By: Committeeman DeBaecke

Seconded By: Deputy Mayor Forsyth

**EXECUTIVE SESSION RESOLUTION**

2022-160 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; Potential Shared Service Contract Matter, Contract Matters, Personnel and Litigation matters

**RESOLUTION 2022-160  
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 Potential Shared Services Contract 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 DeBaecke		X	X			
Deputy Mayor Forsyth			X			
Committeeman Kocubinski			X			
Committeeman O'Donnell	X		X			
Mayor Doyle			X			

**MOTION TO ADJOURN TO ENTER INTO EXECUTIVE SESSION**

**7:43 pm**

Proposed By: Committeeman DeBaecke

Seconded By: Committeeman O'Donnell

*Respectively submitted,*

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