

**NOTICE OF TELECONFERENCE MEETING OF THE MAYOR AND
COMMON COUNCIL OF THE TOWN OF HACKETTSTOWN.**

Please be advised that a teleconference meeting of the Mayor and Common Council of the Town of Hackettstown will be held on May 13, 2021 at 7:00pm

While this is a teleconference meeting of the Governing Body, the public will be able to hear and participate and provide public comments during said regular meeting.

To listen, and participate in said meeting the public will be able to access the meeting as follows:

Join Zoom Meeting Online from your computer:

-www.zoom.com, enter meeting ID 850 7982 4788, Passcode 403118

-From Your Phone, dial 1-929-205-6099. When prompted enter meeting ID 850 7982 4788, when prompted enter Passcode 403118

You will now be connected to the meeting and will be able to hear said meeting discussion.

When public comment or questions are appropriate during said meeting, the public communication will be opened.

The Council Agenda to the extent known and accompanying documents shall be posted on the Hackettstown website, www.Hackettstown.net.

Said meeting telecommunication will be initiated from the Hackettstown Municipal Building, 215 West Stiger Street, Hackettstown, NJ.

William Kuster

Town Clerk/Administrator

TOWN OF HACKETTSTOWN

MUNICIPAL BUILDING

215 STIGER STREET • HACKETTSTOWN • NEW JERSEY 07840

TEL: 908-852-3130 • FAX: 908-852-5728

AGENDA

MAY 13, 2021

TELECONFERENCE MEETING

Flag salute.

Mayors opening statement as required by the Open Public Meetings Act.

Roll call.

FOR CONSIDERATION:

- Motion to approve the minutes of the April 22, 2021 regular session.
- Introduction Ordinance 2021-07 – Mourdo Project.
- Resolution authorizing execution of an agreement to renew membership in the Morris County Cooperative Pricing Council for the period 10-1-2021 through 9-30-2026.
- Resolution, redemption of lien on Bl: 112, L: 20, \$ 72,112.32.
- Resolution approving an agreement with Fulton Bank for credit card processing for Hackettstown Pool users.
- Motion to approve check register #2021-08.
- Motion to approve membership within the Hackettstown Fire Department.
- Motion to approve Taxi Cab Owners licenses.
- Motion to approve Taxi Cab Driver licenses.
- Motion to approve Raffle License #RL:1243.

Discussion by citizens.

Any other matters that may be brought by the Mayor and Council for action.

Committee reports.

Mayor's report

Possible executive session.

Adjournment.

April 22, 2021

The Mayor and Common Council convened in open session via teleconference in the Municipal Building at 215 Stiger Street, Hackettstown, New Jersey at 7:00 PM on April 22, 2021. The special meeting opened with a salute to the Flag.

Mayor DiMaio announced that adequate notice of the time, place and manner of this remote public Council meeting, being conducted via teleconference, including the means by which the public may observe and participate, has been provided in accordance with the Open Public Meetings Act by:

- (1) Posing said notice on the municipal building bulletin board and front window of the Municipal Building;
- (2) Emailing said notice to the press and all others who have requested it;
- (3) Posting on the official Town website; and
- (4) Transmission to residents via nixel notification.

Roll Call Vote: Present – Mayor DiMaio, Councilpersons Becker, Engelau, Kunz, Lambo and Sheldon

Absent: Councilperson Tynan

Mayor DiMaio presented a proclamation in recognition of Older Americans Month.

Motion was made (Sheldon) and seconded (Becker) to approve the minutes of the regular meeting held on April 8, 2021 as submitted.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Mayor DiMaio opened the public hearing on the 2021 Municipal Budget.

There being no comment from the public, Mayor DiMaio closed the public hearing and discussion returned to Council.

Motion was made (Sheldon) and seconded (Lambo) to adopt the 2021 municipal budget.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Mayor DiMaio opened the Public Hearing on ordinance #2021-02 entitled, AN ORDINANCE APPROPRIATING THE TOTAL SUM OF \$533,372 FOR THE FUNDING OF VARIOUS CAPITAL IMPROVEMENTS OR PURPOSES BY THE TOWN OF HACKETTSTOWN, IN THE COUNTY OF WARREN, NEW JERSEY, which was introduced and passed on first reading on March 25, 2021 and offered a copy of the ordinance to anyone who desired a copy. The title of the ordinance was read aloud, and the Town Attorney explained the contents and purpose of the ordinance. The Town Clerk stated that the ordinance and the Notice of Hearing were duly published in the Daily Record; and posted on the bulletin board in the lobby of the Municipal Building, and that copies of the ordinance were made available to members of the general public who requested such copies.

There being no comments from the public, Mayor DiMaio closed the public hearing and discussion returned to Council.

Motion was made (Sheldon) and seconded (Lambo) that ordinance 2021-02 entitled, AN ORDINANCE APPROPRIATING THE TOTAL SUM OF \$533,372 FOR THE FUNDING OF VARIOUS CAPITAL IMPROVEMENTS OR PURPOSES BY THE TOWN OF HACKETTSTOWN, IN THE COUNTY OF WARREN, NEW JERSEY, be adopted on second and final reading and that Notice of Final Adoption be published.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Mayor DiMaio opened the Public Hearing on ordinance #2021-03 entitled, AN ORDINANCE AMENDING SCHEDULE A OF THE TOWN OF HACKETTSTOWN ORDINANCE 2004-26 TO ADD PROPERTIES TO THE SPECIAL IMPROVEMENT DISTRICT, which was introduced and passed on first reading on March 25, 2021 and offered a copy of the ordinance to anyone who desired a copy. The title of the ordinance was read aloud, and the Town Attorney explained the contents and purpose of the ordinance. The Town Clerk stated that the ordinance and the Notice of Hearing were duly published in the Daily Record; and posted on the bulletin board in the lobby of the Municipal Building, and that copies of the ordinance were made available to members of the general public who requested such copies.

There being no comments from the public, Mayor DiMaio closed the public hearing and discussion returned to Council.

Motion was made (Sheldon) and seconded (Lambo) that ordinance 2021-03 entitled, AN ORDINANCE AMENDING SCHEDULE A OF THE TOWN OF HACKETTSTOWN ORDINANCE 2004-26 TO ADD PROPERTIES TO THE SPECIAL IMPROVEMENT DISTRICT, be adopted on second and final reading and that Notice of Final Adoption be published.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Becker) to approve the application by Moudro Urban Renewal, LLC, dated April 14, 2021 for a Long Term Tax Exemption pursuant to NJSA 40A:20-1 et seq. for property located at B45, L1.01 &2 (104 Bilby Road).

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Lambo) to adopt the following resolution:

Resolution

WHEREAS, certain General Capital Improvement appropriation balances remain dedicated to projects now completed; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be returned to each respective Capital Improvement Fund or credited to Surplus, and unused debt authorizations and receivables may be canceled;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Town of Hackettstown, that the following unexpended and dedicated balances of General Capital Appropriations be canceled:

Ord Number	Date Auth.	Project Description	Amount Canceled	
			Funded	Unfunded
2017-10	4/27/2017	Tannery Filed Improvements Due from Private Funding	\$1,864.65	\$1,000.00

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Lambo) to adopt the following resolution:

Resolution

WHEREAS, in accordance with the regulations of COAH pursuant to NJAC 5:93-1, et seq., and the New Jersey Uniform Housing Affordability Controls pursuant to NJAC 5:80-26-1, et seq., the Town of Hackettstown is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the rehabilitation of

rental housing units within the Town of Hackettstown, are affirmatively marketed to low and moderate income households, particularly those living and/or working within Housing Region 2, the COAH Housing Region encompassing the Town of Hackettstown.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Town of Hackettstown, County of Warren, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Town of Hackettstown shall be marked in accordance with the provisions herein unless otherwise provided in COAH's Rules at NJAC 5:93-1, et seq.
- B. The Town of Hackettstown has a Prior Round and obligation and a Third Round obligation. This Affirmative Marketing Plan shall apply to all developments that contain or will contain low-and moderate-income units, including those that are part of the Town's current Housing Element and Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for rehabilitated rental units.
- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Town of Hackettstown. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developer/seller/owner of the affordable unit(s).
- D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Town of Hackettstown, shall undertake all of the following strategies:
 1. Publication of one advertisement in a newspaper of general circulation within the housing region.
 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The Affirmative Marketing Plan is regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Town of Hackettstown is located in COAH Housing Region 2, consisting of Essex, Morris, Union, and Warren Counties.
- F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
 1. All newspapers articles, announcements and requests for applications for low-and moderate-income units shall appear in the Warren Reporter and the Daily Record.
 2. The primary marketing shall take the form of all least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Town's Administrative Agent. All press releases and advertisements shall be approved in advance by the Town's Administrative Agenda.

Advertisements will also be placed on the following websites:

- a. Affordable Homes New Jersey – <http://www.affordablehomesnewjersey.com>
- b. Hackettstown municipal website – <http://www.hackettstown.net>
- c. New Jersey Housing Resource Center (NJHRC) – <http://www.njhrc.gov>

- 3. The advertisement shall include a description of the:
 - a. Location of the units
 - b. Direction to the units
 - c. Range of prices for the units
 - d. Size, as measured in bedrooms, of units
 - e. Maximum income permitted to qualify for the units
 - f. Location of applications
 - g. Business hours when interested households may obtain an application
 - h. Application fees
- 4. Newspaper articles, announcements and information on where to request applications for low-and moderate-income housing shall appear at least once a week for four consecutive weeks in at least three locally oriented weekly newspapers within the region, one of which shall be circulated primarily in Warren County and the other two of which shall be circulated primarily outside of Warren County but within the housing region.
- 5. Four or more regional cable television stations or regional radio stations shall be used during the first month of advertising.

G. Applications, brochures, signs, and/or posters used as part of the affirmative marketing program shall be available/posted in the following locations:

- 1. Hackettstown Town Municipal Building
- 2. Hackettstown Public Library
- 3. Hackettstown Town Web Site
- 4. Developer's Sales/Rental Office
- 5. Warren County Administration Building
- 6. Warren County Library (and branches)

Applications shall be mailed by the Administrative Agent to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and shall be mailed to prospective applicants upon request.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations in Essex, Morris, Union and Warren Counties that will aid in the affirmative marketing program with particular emphasis on contact that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.

- 1. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies in the counties of Essex, Morris, Union and Warren:
 - a. Welfare or Social Service Board (via the Director)
 - b. Rental Assistance Office (local Office of DCA)
 - c. County Office on Aging.
- 2. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as follows:

Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers available affordable housing)

Essex County
 Continental Airlines, 1 Newark Airport, Newark NJ
 Horizon Blue Cross & Blue Shield of NJ, 3 Raymond Plz W. Newark, NJ 07102
 Newark Liberty International Airport, Newark Airport, Newark, NJ
 Prudential Financial, Inc., 751 Broad St., Newark NJ 07102

Prudential Insurance, 751 Broad St., Newark NJ 07102-3777
 Public Service Enterprise Group, 80 Park Plz, Newark NJ 07102
 University of Medicine/Dentistry, Office of Marketing & Medial Relations
 150 Bergen St., Room D347 Newark NJ 07103
 Verizon Communications, 540 Broad St., Newark NJ 07102

Morris County

AT&T, 295 N Maple Ave., Basking Ridge, NJ and 180 Park Ave, Florham Park NJ
 Atlantic Health System-Morristown Memorial Hospital-100 Madison Ave. Morristown, NJ
 Honeywell, 101 Columbia Rd., Morristown, NJ 07960
 Kraft Foods, 200 Deforest Ave., East Hanover, NJ and 7 Campus Dr., Parsippany, NJ
 Lucent Technologies, 67 Whippany Rd., Whippany NJ and 475 South St., Morristown NJ and 5
 Wood Hollow Rd., Parsippany NJ and 24 Mountain Ave, Medham NJ
 Mennen Sports Arena, 161 E. Hanover Ave., Morristown, NJ
 Novartis Pharmaceutical, 59 State Route 10, East Hanover, NJ
 Pfizer, Morris Plains/Parsippany
 Pfizer, 5 Woodhollow Rd., Parsippany and 175 Tabor Rd., Morris Plains
 St. Clare's Hospital, 130 Powerville Rd, Boonton Twp, NJ 07005 and 25 Pocono Road, Denville,
 NJ 07834 and 400 West Blackwell St., Dover, NJ 07801 and 3219 Route 46 East, Suite 110,
 Parsippany NJ 07054
 US Army Armament R&D, 21 Picatinny Arsenal, Picatinny Arsnl, NJ

Union County

A&M Industrial Supply Co., 1414 Campbell St., Rahway
 A.J. Seabra Inc., 574 Ferry St., Newark
 Bristol-myers Products Research & Dev, 1350 Liverty Ave, Hillside
 Cede Candy Inc., 1091 Lousons Road, PO Box 271, Union, NJ
 Comcast Network, 800 Rahway Ave, Union NJ
 HoneyWell Inc., 1515 West Blancke St., Bldgs 1501 and 1525, Linden, NJ
 Howard Press, 450 West First Avenue, Roselle, NJ
 IBM Corporation, 27 Commerce Drive, Cranford, NJ
 Lucent Technologies, 600 Mountain Ave., Murray Hill, NJ
 Merck & Co. Inc., 1 Merck Dr., PO Box 2000 (RY60-200E) Rahway, NJ
 Rahway Hospital, 865 Stone Street, Rahway NJ
 Rotuba Extruders, Inc., 1401 Park Ave, South Linden
 Union County College, 1033 Springfield Ave., Cranford, NJ

Warren County

Hackettstown Hospital, 651 Willow Grove St., Hackettstown NJ
 Lopatcong Care Center, 390 Rd School Lane, Phillipsburg NJ
 Mallinckrodt/Baker, Inc., 222 Red School Lane, Phillipsburg NJ
 Masterfoods USA, 800 High Street, Hackettstown NJ
 Pechiney, 191 Route 31 North, Washington NJ
 Roche Vitamins, 206 Roche Drive, Belvidere, NJ
 ShopRite of Greenwich, 1207 US-22, Phillipsburg NJ
 Stop & Shop, 1278 US-22, Phillipsburg NJ
 Warren Hospital, 185 Roseberry St., Phillipsburg NJ

3. Specific notification of the availability of affordable housing units in Hackettstown shall be provided to the following entities.

- a. Fair Share Housing Center (510 Park Boulevard, Cherry Hill, NJ 08002)
- b. New Jersey State Conference of the NAACP, Latino Action Network (PO Box 943, Freehold, NJ 07728)
- c. East Orange, NAACP (PO Box 1127, East Orange, NJ 07019)
- d. Newark NAACP (PO Box 1262, Newark, NJ 07101)
- e. Morris County NAACP (PO Box 2256, Morristown, NJ 07962)
- f. Elizabeth NAACP (PO Box 6732, Elizabeth, NJ 07206)

I. The following is a listing of community contact person(s) and/or organizations in Essex, Morris, Union and Warren Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of the very low-, low and moderate-income units:

- 1. Central Jersey Housing Resource Center, 600 First Avenue, Suite 3, Raritan, NJ 08869
- 2. Northwest New Jersey Community Action Program, Inc. (NORWESCAP), 350 Marshall Street, Phillipsburg, NJ 08865

J. A random selection method to select occupants of low- and moderate-income housing will be used by the Administrative Agent, in conformance with NJAC 5:80-26.16(1).

The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in COAH Housing Region 2 comprised of Essex, Morris, Union and Warren Counties.

- K. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify low and moderate income households; to place income eligible households in low and moderate income units upon initial occupancy; to provide for the initial occupancy of low and moderate income units with income qualified household; to continue to qualify households for re-occupancy of the units as they become vacant during the period of affordability controls; to assist with outreach to low and moderate income households; and to enforced the terms of the deed restriction and mortgage loan as per NJAC 5:80-26-1, et seq.
- L. The administrative Agent shall provide or direct qualified low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- M. All developers/owners of low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- N. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- O. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to NJAC 5:80-26-1, et seq.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Engelau) and seconded (Sheldon) to approve check register #20121-07 in the amount of \$45,012.16.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Becker) that ordinance #2021-04 entitled, AN ORDINANCE OF THE TOWN OF HACKETTSTOWN, COUNTY OF WARREN AND STATE OF NEW JERSEY, AMENDING THE LAND DEVELOPMENT ORDINANCE AND PERMITTING THE OPERATION OF CANNABIS CULTIVATION OR MANUFACTURING BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES, be introduced and passed on first reading and that a public hearing be held thereon and it be considered for final passage at 7:00 PM on May 27, 2021; the Town Clerk to publish the ordinance together with Notice of Haring on the bulletin board in the lobby of the Municipal Building, and to make copies of the ordinance available to members of the general public who request such copies.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Engelau) and seconded (Becker) that ordinance #2021-05 entitled, AN ORDINANCE OF THE TOWN OF HACKETTSTOWN AMENDING SCHEDULE I OF CHAPTER 13 (ENTITLED “TRAFFIC AND PARKING OF THE TOWN ORDINANCES PROHIBITING PARKING ON MITCHELL ROAD BETWEEN VICTORIA LANE AND JAMES COURT, be introduced and passed on first reading and that a public hearing be held thereon and it be considered for final passage at 7:00 PM on May 27, 2021; the Town Clerk to publish the ordinance together with Notice of Haring on the bulletin board in the lobby of the Municipal Building, and to make copies of the ordinance available to members of the general public who request such copies.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Lambo) that ordinance #2021-06 entitled, AN ORDINANCE OF THE TOWN OF HACKETTSTOWN AMENDING SECTION 48 (OCCUPANCY) OF ARTICLE 6 (RENTAL PROPERTY REGULATIONS AND LICENSING OF LANDLORDS) OF CHAPTER 7 (BUILDING REGULATIONS) TO PROVIDE FOR THE NUMBER OF OCCUPANTS PERMITTED IN A RESIDENTIAL RENTAL UNIT, be introduced and passed on first reading and that a public hearing be held thereon and it be considered for final passage at 7:00 PM on May 27, 2021; the Town Clerk to publish the ordinance together with Notice of Haring on the bulletin board in the lobby of the Municipal Building, and to make copies of the ordinance available to members of the general public who request such copies.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Becker) to approve the taxicab drivers license for Henry Sandi, Ana Ramirez, Allan Quesada, Sergio Rojas, Abigail Allardice, Jose Valverde, Anahyde Mejicanos and Marcia Abad-Rojas through May 1, 2022.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Lambo) to the approve raffle license application for the Knights of Columbus, Joyce Kilmer Council #2483 to hold a calendar raffle.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Engelau) to approve the special event license application for Czig Meister Brewing to hold a Live Acoustic Music Thursdays from May 27, 2021 through October 28, 2021, to charge the \$50.00 application fee and to charge no Town costs.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Lambo) to approve the special event license application for the Hackettstown Elks Lodge 2331 to hold a public picnic on May 23, 2021, to waive the \$50.00 application fee and to charge no Town costs.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

Motion was made (Sheldon) and seconded (Engelau) to adjourn this meeting at 7:27 PM.

Roll Call Vote: Yes – Becker, Engelau, Kunz, Lambo and Sheldon

This is to certify that the ordinances and resolutions contained herein have been approved by me in accordance with law.

This is to certify that all proper notices, postings and filings required by the Open Public Meetings Act (Chapter 231, P.L. 1975) were provided for this meeting.

Gerald DiMaio, Jr., Mayor

William Kuster, Jr., Town Clerk

TOWN OF HACKETTSTOWN

ORDINANCE NO. 2021- 07

WHEREAS, by Resolution, and pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq. (the “Redevelopment Law”), the Town Council of the Town of Hackettstown (the “Council”) previously designated certain real property (the “Property”) located at Lots 1.01 and 2 in Block 45 as shown on the Tax Map of the Town of Hackettstown as “a non-condemnation area in need of redevelopment” (the “Redevelopment Area”); and

WHEREAS, pursuant to Ordinance, the Council previously adopted the “Bilby Road Redevelopment Plan” (the “Redevelopment Plan”) for the Redevelopment Area; and

WHEREAS, by Resolution, and pursuant to the Redevelopment Law, the Council designated Moudro Urban Renewal, LLC (“Moudro”) as the redeveloper of the Redevelopment Area in accordance with the Redevelopment Law; and

WHEREAS, Moudro intends to redevelop the Redevelopment Area with a residential project consisting of 275 total residential units, of which 55 units are “affordable” rental units (the “Project”); and

WHEREAS, the Council has determined that the Project will qualify for a tax exemption under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTEL”); and

WHEREAS, in accordance with the LTTEL, Moudro has filed with the Mayor of the Town of Hackettstown an application for approval of a long term tax exemption (the “Long Term Tax Exemption”) for the Project, which application is incorporated herein by reference (the “Application”); and

WHEREAS, the Mayor submitted the Application to the Council with his recommendation for approval on April 22, 2021; and

WHEREAS, the Council approved the Application by unanimous vote on April 22, 2021; and

WHEREAS, with the Application, Moudro also submitted to the Mayor a form of financial agreement (the “Financial Agreement”), to be executed by the Mayor, on behalf of the Town of Hackettstown and Moudro, establishing the rights, responsibilities, and obligations of Moudro in accordance with the LTTEL; and

WHEREAS, the Council makes the following findings in accordance with N.J.S.A. 40A:20-11.a and N.J.S.A. 40:20-11.b regarding the relative benefits and costs of granting the tax

abatement for the Project, and the importance of the tax abatement in realizing the development of the Project:

The Town finds that the Long Term Tax Exemption granted pursuant to the Financial Agreement will benefit the Town and the community by assuring the success of the redevelopment of the Property, which has exhibited the statutorily recognized redevelopment criteria for years. The benefits of granting the Long Term Tax Exemption will substantially outweigh the costs, if any, associated with the Long Term Tax Exemption. The Long Term Tax Exemption is important to the Town and Moudro because without the incentive of the Long Term Tax Exemption, it is unlikely that the Project, which will address a portion of the Township's Third Round affordable housing obligation, would be undertaken. The high costs associated with the development and construction of the Project and the real estate taxes that would otherwise be levied upon the Project would operate as a disincentive to the redevelopment of the Property, and would therefore frustrate the goals and objectives of the Redevelopment Plan and would make the Project materially less competitive in the marketplace.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Hackettstown, in the County of Warren, State of New Jersey, as follows:

1. The Application is hereby approved.
2. The Mayor and Township Clerk are hereby authorized to execute the Financial Agreement with Moudro.
3. An executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Township Clerk.
4. Within ten (10) calendar days following the later of (i) the effective date of this Ordinance following its final adoption by the Town Council approving the Long Term Tax Exemption or (ii) the execution of the Financial Agreement by Moudro, the Town Clerk shall file certified copies of this Ordinance and the Financial Agreement with the Tax Assessor of the Township and the Chief Financial Officer of Warren County and to Warren County Counsel, in accordance with N.J.S.A. 40A:20-12.
5. The Mayor and Town Clerk are hereby authorized to take such action and to execute such other documents on behalf of the Township as is necessary to effectuate the terms of the Financial Agreement, as deemed advisable by the Township Attorney.
6. The Town Clerk shall publish notice of this ordinance in a newspaper of general circulation in the Town and in Warren County, in accordance with N.J.S.A. 40A:20-12.
7. This Ordinance shall take effect upon adoption and publication according to law.

NOTICE

Notice is hereby given that the aforesaid ordinance was introduced at a regular meeting of the Common Council of the Town of Hackettstown, New Jersey, held on May 13, 2021, and that at a regular meeting of the same to be held remotely (access information available on Town website: <https://www.hackettstown.net/>) as a consequence of the Covid-19 emergency, on June 10, 2021 at the Municipal Building, 215 Stiger Street, Hackettstown, New Jersey, at the hour of 7:00 p.m., the said Common Council will conduct a public hearing and will consider the final passage of said ordinance.

WILLIAM W. KUSTER, JR.

Town Clerk/Administrator

AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY
COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE
PERIOD OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2026

WHEREAS, the Morris County Cooperative Pricing Council (“MCCPC”) was created in 1974 to conduct a voluntary cooperative pricing system with municipalities, boards of educations, and other public bodies located in the County of Morris and adjoining counties; and

WHEREAS, the purpose of the MCCPC is to provide substantial savings on various goods and services to its members through the cooperative public bidding process; and

WHEREAS, the Town of Hackettstown desires to enter into an Agreement with the MCCPC, which is administered by Randolph Township as Lead Agency, to renew its membership in the MCCPC for the period of October 1, 2021 through September 30, 2026.

BE IT RESOLVED, by the Town of Hackettstown, County of Warren, State of New Jersey as follows:

1. The Mayor and Council of the Town of Hackettstown hereby authorize the execution of an Agreement with the Morris County Cooperative Pricing Council by the Township of Randolph as Lead Agency dated October 1, 2021, pursuant to N.J.S.A. 40A:11-11(5). Said Agreement is for renewal of membership in the MCCPC for a five (5) year period from October 1, 2021 through September 30, 2026.
2. The Town of Hackettstown Clerk is hereby directed to submit a copy of this adopted Resolution, along with an executed Agreement, to Randolph Township as Lead Agency of the MCCPC.
3. This Resolution shall take effect immediately upon final passage according to law.
4. All Appropriation Town of Hackettstown officials are authorized and directed to perform all required acts to affect the purpose of this Resolution.

CERTIFICATION

I, William Kuster, Jr., Clerk of the Town of Hackettstown, hereby certify the foregoing to be a true copy of a Resolution adopted by the Town of Hackettstown at a duly convened meeting held on May 13, 2021.

(Clerk)

MORRIS COUNTY COOPERATIVE PRICING COUNCIL AGREEMENT

THIS AGREEMENT, made this 13th day of May, 2021 by and between

**Town of Hackettstown
215 Stiger Street
Hackettstown, NJ 07840**

And:

**MORRIS COUNTY COOPERATIVE PRICING COUNCIL, by the TOWNSHIP
OF RANDOLPH, a Municipal Corporation of the State of New Jersey,
502 Millbrook Avenue, Randolph, NJ, 07869
Acting as Lead Agency for the Morris County Cooperative Pricing Council.**

("MCCPC")

WITNESSETH:

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes two or more contracting units to enter into a cooperative pricing agreement for the purchase of work, materials and supplies; and

WHEREAS, the MCCPC was created in 1974 to conduct a voluntary cooperative pricing system with municipalities, boards of education, and other public bodies located in the County of Morris and adjoining counties; and

WHEREAS, the purpose of the MCCPC is to provide substantial savings on various goods and services to its members through the cooperative public bidding process; and

WHEREAS, the Contracting Unit is desirous of entering into said Agreement to join or renew membership in the MCCPC.

NOW, THEREFORE, IN CONSIDERATION of the promises and of the covenants, terms and conditions herein set forth, it is mutually agreed as follows:

1. The term of this Agreement shall be from **OCTOBER 1, 2021** to **SEPTEMBER 30, 2026**, subject to the approval of the Division of Local Government Services. Each Contracting Unit shall execute a separate, identical Agreement with the MCCPC establishing or renewing its membership with the MCCPC. All parties shall have approved the within Agreement by Ordinance or Resolution as appropriate. An executed Agreement and authorizing Ordinance or Resolution shall be submitted to the Lead Agency. Any party to this Agreement shall give written notice to the Lead Agency of its intention to terminate its participation in the MCCPC by August 31st of any year during the Agreement term. Said termination shall be effective on October 1st following said notice. The withdrawal of any member in the MCCPC shall not invalidate the Agreement.
2. The MCCPC shall be administered by the Lead Agency. The Lead Agency is hereby designated as Randolph Township. The Lead Agency shall prepare bid specifications, advertise for bids, receive and evaluate bids and award contracts pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.
3. The Lead Agency shall have sufficient funds to enable it to administer the MCCPC.

It is agreed that each member shall pay to the Lead Agency an annual fee of One Thousand Two Hundred Fifty Dollars (**\$1,250.00**) as their estimated prorated share of the administrative expenses. **A DISCOUNT IN THE AMOUNT OF ONE HUNDRED FIFTY DOLLARS (\$150.00) SHALL BE APPLIED TO MEMBERS WHO SUBMIT THEIR PAYMENT EARLY.** A reduced fee of One Thousand One Hundred Dollars (**\$1,100.00**) can be submitted in lieu of the full fee if said payment is received by the Lead Agency within forty-five (**45**) days from the date of the invoice. The full fee is due to the Lead Agency within ninety (**90**) days from the date of the invoice. Failure of any member to submit the annual fee to the Lead Agency within ninety (90) days of the date of the invoice shall result in the termination of membership.

The annual fee is for the administration of the MCCPC and does not cover fees associated with litigation costs.

Members may join or rejoin the MCCPC at any time for a prorated fee to be determined by the Lead Agency.

4. Each member of the MCCPC shall provide the Lead Agency with one contact person. The MCCPC shall provide the designated contact person for each member with all notices and correspondence related to the MCCPC.
5. The Lead Agency shall hold an annual meeting of the members to update the members on the MCCPC activities, provide a forum for the exchange of ideas and to address any concerns.

6. The work, materials or supplies to be bid by the MCCPC may include the following:

Contract	Description
#1	Motor Gasoline
#2	#2 Fuel Oil (Heating)
#3	Rock Salt & Liquid Calcium Chloride
#5	Paving Materials
#6	Road Resurfacing
#7	Drainage Pipe (Delivered)
#8	Anti-Freeze
#9	Crushed Stone and Sand
#10	Lumber, Insulation, Hardware, Paint & Paint Supplies
#11	Motor Oils & Miscellaneous Lubricants
#12	#2 Ultra Low Sulfur Diesel Fuel
#13-A	Fire Equipment Services
#13-B	Fire Water Pumps on Motorized Fire Apparatus (Repair/Rebuilding/Preventive Maintenance Contract)
#14	Catch Basins & Manhole Castings
#15-A	Police Pursuit Vehicles
#15-B	Administrative Passenger Vehicles
#15-C	Utility Vehicles
#15-D	Service/Truck Bodies
#15-E	Hybrid Vehicles
#15-F	Cab/Chassis With Dump Bodies
#16	Office Supplies
#17	Water Treatment Chemicals
#18	Tree Removal, Trimming & Stump Grinding Services
#19	Concrete Blocks & Granite Curb Blocks
#20-A	Sporting Goods (Spring/Summer Sports)
#20-B	Sporting Goods (Fall/Winter Sports)
#21	Oil & Stone Treatment
#22	D.P.W. Uniforms/Work Shoes/Boots
#23	Police Uniforms & Equipment
#24	Bagged Cement & Poured Concrete
#25	Janitorial Supplies
#26	Beam Guide Rail & Safety Ends (Installed)
#27	Traffic Paint
#28	Traffic Sign Materials
#29	Pest Control Services (Buildings)
#30	Office Paper Supplies
#31	Calcium Chloride Bags
#33	Clay and Infield Mix for Athletic Fields
#34	Tree Spraying
#35	Light Bulbs
#36	Traffic Striping on Roadways

#37	Traffic Signal Maintenance & Repairs
#38	Preventive Maintenance/Repair of Communications Equipment (Radios)
#39	Furnishing Trophies & Plaques
#40	Personal Protection Items & Equipment for Emergency Personnel
#41	Purchase of Communications Equipment (Radios), No Installation
#42	Landscaping Materials & Supplies
#43	Propane Gas
#46	Preventive Maintenance & Repairs of Emergency Generators
#47	Water Meters/Data Recorders & Radio Frequency Meter Interface Units
#49	Disposal/Recycling of Municipal Road Clean-Up Materials (Street Sweepings/Asphalt/Concrete/Soil/Dirt)
#50	Fire Department Uniforms (Purchase)
#51	Deer Carcass Removal & Disposal
#52	Fire Alarms, Sprinklers, Standpipe Systems, Fire Pumps (Preventive Maintenance Contract)
#53	Fencing Materials & Installation

Contracts may be added or deleted as determined by the Lead Agency to be in the best interests of the MCCPC.

7. During the preparation of the bid specifications, the Lead Agency shall solicit estimated quantities of materials desired from the members for those contracts where appropriate. Said estimated quantities shall be included in the bid specifications. The bid specifications shall clearly provide to all vendors that said estimated quantities are simply estimates and the actual quantity ordered may be more or less. Similarly, members may not rely upon the estimated quantity submitted but instead all orders are subject to availability by the vendor at the time the order is actually placed by the member. Pursuant to N.J.A.C. 5:34-7.12(a), a member of the MCCPC which has not submitted estimated quantities for a contract to the MCCPC prior to the advertisement for bids may participate in the resulting contract only with prior written approval of the MCCPC and the successful vendor.
8. The ordering of materials or services through the MCCPC contracts shall be the individual responsibility of each of the members and the vendor shall bill each of the members directly for the materials or services obtained by that member directly. Each of the members shall be liable only for materials and services ordered by and received by it, and none, by virtue of this Agreement, assures any additional liability. Additionally, the MCCPC and the Lead Agency are not liable for materials or services ordered by and received by the individual members.
9. All complaints and/or problems associated with contracts awarded through the MCCPC must be submitted in writing to the Lead Agency. To the extent possible given the limited jurisdiction of the MCCPC, the Lead Agency will attempt to resolve all issues on behalf of its members. Reporting of all issues is also required so that they can be taken into consideration for future contracts.

10. Nothing in this Agreement shall prevent any party from bidding, awarding and entering into contracts for the purchase of goods or services individually on its own behalf.
11. The purpose of the MCCPC is to cooperatively bid contracts in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., for the purchase of goods and services in an effort to obtain the most competitive prices for the public body members. The MCCPC and Randolph Township as Lead Agency do not accept liability for damages which relate to or arise out of the ordering of, purchasing of or payment for goods or services by members under the MCCPC contracts.
12. This Agreement shall be binding upon and inure to the benefit of the successors and Assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers the day and year written below.

ATTEST:

Signature of Witness	Contracting Unit Name
Printed Name of Witness	Signature of Official
Date: _____	Printed Name of Official
Date: _____	Date: _____

ATTEST:

**MORRIS COUNTY COOPERATIVE PRICING
COUNCIL by TOWNSHIP OF RANDOLPH
as Lead Agency**

Jenny Lambert
Secretary/MCCPC Coordinator

Date: _____

Stephen P. Mountain
Township Manager

Date: _____



TOWN OF HACKETTSTOWN

MUNICIPAL BUILDING

215 W. STIGER STREET • HACKETTSTOWN • NEW JERSEY 07840

TEL: 908-852-3130 • FAX: 908-852-5728

WWW.HACKETTSTOWN.NET

MAYOR

Gerald DiMaio, Jr.

MEMBERS OF COUNCIL

Jody Becker
Matthew Engelau
Leonard Kunz
James Lambo
Scott Sheldon
Eric Tynan

TOWN CLERK/ ADMINISTRATOR

William W. Kuster, Jr.
RMC/CMC/CMR

CHIEF FINANCIAL OFFICER

Danette Dyer
CMFO/QPA

MUNICIPAL ASSESSOR

Jason Cohen
CTA

TAX COLLECTOR

Patricia Noll
CTC

CONSTRUCTION OFFICIAL

Richard O'Connor

ZONING OFFICIAL

David Diehl

RESOLUTION

TOWN OF HACKETTSTOWN, COUNTY OF WARREN, STATE OF NEW JERSEY

WHEREAS, the Tax Collector of the Town of Hackettstown has been paid the amount necessary to redeem with interest calculated in accordance with the New Jersey Statutes on property known on the Tax Map and in the Tax Duplicate as the following municipal lien:

Block 112, Lot 20 108 Pleasant View Rd
Tax Sale Certificate #18-00136
Assessed to: Cacchio, Barbara G

NOW, THEREFORE, BE IT RESOLVED on this 13th day of May, 2021 that the Chief Financial Officer is hereby authorized to issue a check for \$72,112.32 to the lienholder:

Fedigan LLC
474 Mary Allen Way
Mountainside, NJ 07092

It is hereby certified that this is a true and accurate copy of a resolution adopted by the Mayor and Common Council of the Town of Hackettstown at a meeting held on May 13, 2021 at the Municipal Building, 215 Stiger Street, Hackettstown, New Jersey.

Witness my hand and the Seal of the Town of Hackettstown.

WILLIAM W. KUSTER, JR.
Town Clerk/Administrator



[REDACTED]

RESOLUTION

WHEREAS, due to COVID and other factors it is the desire of the Mayor and Council and the Recreation Commission to expand the payment options to the Hackettstown Pool users by permitting the payment of Pool Memberships and daily passes by credit and debit card, and

WHEREAS, the Recreation Commission has authorized the purchase of a point of sale system for use at the pool facility to facilitate the acceptance of credit card payments, and

WHEREAS, it is the desire of the Recreation Commission that the Pool Trust Fund absorb the cost of the associated fees involved in credit card acceptance at the pool facility,

NOW, THEREFORE BE IT RESOLVED, that the Town of Hackettstown and the Hackettstown Recreation Commission hereby approves an agreement with Fulton Bank for credit card processing at a rate of 2.75%, a .15 cent authorization fee, and a flat monthly merchant fee of \$15.00.

CERTIFICATION: It is hereby certified that this is a true and correct copy of a resolution adopted by the governing body of the Town of Hackettstown at a meeting held May 13, 2021.

William W Kuster Jr., Town Clerk

**A MOTION OF THE GOVERNING BODY OF THE TOWN OF HACKETTSTOWN
APPROVING CHECK REGISTER #2021-8 DATED MAY 13, 2021**

CAPITAL ACCOUNT	\$ 21,978.32
COAH TRUST FUND	\$ 887.50
DEVELOPERS ESCROW	\$ 20,679.60
GENERAL TRUST FUND	\$ 8,433.71
POOL ACCOUNT	\$ 8,609.45
CURRENT ACCOUNT	\$ 4,604,435.72
TOTAL	\$ 4,665,024.30

Certified by the Finance Committee:

Matthew Engelau

Leonard Kunz

James Lambo

05/13/2021

BILL LIST

CHECK REGISTER

Capital Account	\$	21,978.32
COAH Trust Fund	\$	887.50
Developers Escrow	\$	20,679.60
General Trust Fund	\$	600.00
Pool Account	\$	7,717.41
Current Account	\$	3,389,563.91
Total Check Register	\$	3,441,426.74

MANUAL CHECKS

Current Account	4-15 Payroll	\$	181,220.39
Current Account	4-30 Payroll	\$	187,476.19
Current Account	Transfer Capital	\$	760,000.00
Current Account	Health/Dental	\$	86,175.23
General Trust Fund	4-15 Payroll	\$	2,202.99
General Trust Fund	4-30 Payroll	\$	5,630.72
Pool Account	4-15 Payroll	\$	446.02
Pool Account	4-30 Payroll	\$	446.02
Total Hand Checks		\$	1,223,597.56

TOTAL BILL LIST 5/13/2021	\$	4,665,024.30
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License for Raffle
(insert bingo or raffle)

License No. 1243

Identification No. 181-5-35863

Insert name of Municipality Hackettstown

Display this license conspicuously
During the conduct of the games

Insert name
Of licensee New Jersey Civic Youth Ballet

Address 400D Valentine Street, Hackettstown, NJ 074840

1. This license allows the licensee to contact: Bingo (not to exceed 35 games), Raffle of the kind stated,
The winner to be determined on each of the dates, at the places and during the hours shown below:

Kind of Game	Date	Place	During hours
On Premise 50/50	6/3/21	715 Grand Ave.	1-5 PM

2. The value and character of the prizes authorized to be offered and given on each date are:
50% of proceeds to winner

3. This license is valid only if the entire net proceeds are devoted to the following specific purposes:
To support the New Jersey Civic Youth Ballet

4. The names and address of the members under whom the games will be held, operated and conducted are:

Name	Address
Melissa Lewis	94 Andover Sparta Rd., Newton
Theresa Musal	60 Karen Pl., Budd Lake

Issued by order of Mayor and Common Council on May 13, 2021
(Insert Name of governing body) (Date)

(SEAL) _____
(Signature of Municipal Clerk)