

Municipal Building, Harmony, NJ
Regular Committee Meeting
May 4, 2021
6:00 p.m.

- Regular The Regular Meeting of the Harmony Township Committee was called to order by the Mayor. The Mayor made the following announcement: “Adequate notice of this meeting was given in accordance with the Open Public Meetings Act by providing a notice of the meeting to the The Express-Times and Star Ledger posting a copy thereof on the Township bulletin board and filing a copy thereof in the office of the Municipal Clerk.” The Pledge of Allegiance to the American Flag was led by the Deputy Mayor.
- Roll Call Tipton, Yamrock (Absent: Cornely)
- Meetings Mayor Tipton stated that the June meeting will be held via in-person as allowed by COVID restrictions as well as virtually. It will be advertised as such.
- Redevelop- Mayor Tipton acknowledged many residents have questions regarding the former
ment Transmix site now owned by the Township. He gave a synopsis of what has taken place over the past 2-3 years regarding redevelopment of this area and what the Township Committee has been working on. He also stated that there is not a concrete crushing plant in the current proposal that is being considered and he stated the committee will not be taking action on the resolution 21-13 because it is still under attorney review.
- Budget Motion by Tipton, seconded by Yamrock and carried by all in favor to open final discussion or questions from the Committee regarding adoption of the 2021 budget. There was not any discussion or questions at this time. A brief review of the budget was given by the auditor Mr. John Mooney.
- Motion by Tipton, seconded by Yamrock and carried by all in favor to open 2021 budget hearing to the public.
- There were no public comments
- Motion by Tipton, seconded by Yamrock and carried by all in favor to close 2021 budget hearing to the public.
- Motion by Yamrock, seconded by Tipton and carried by roll call to adopt the 2021 budget. Roll Call: Ayes: Yamrock, Tipton Nays: none
- Consent Motion by Yamrock, seconded by Tipton and carried by
Agenda roll call to approve the consent agenda including the following:
 Roll Call: Ayes: Yamrock, Tipton Nays: none

- Reports: Written Report by Attorney Katrina Campbell
- Discussion took place on the required ordinance for cannabis. Attorney Campbell will draft one for consideration by the committee.
- Written Report by Engineer Mike Finelli
- Motion by Tipton, seconded by Yamrock and carried by all in favor to authorize Finelli Engineers to prepare the NJDOT Grant for Ridge Road and Roxburg Hill Road.
- Minutes April 6, 2021
- Raffles: 21-1; Warren County Habitat for Humanity
21-2; Jr. Streaks Cheerleading

Correspondence

1. Musconetcong Watershed Association: Thank you letter
2. Warren County Agriculture Development Board: Utility Scale Solar on NJ Farmland
3. NJDOT: applications will now be accepted for NJDOT fiscal year 2022 state aid programs.
4. WC Board of Commissions: Resolution 222-21; opposing cuts in state aid allocations to Warren County School Districts.
5. The following names have signed a template letter opposing Resolution No. R:21-13;
 - Deborah Osifchin, Ray Markle, Lois Markle, Loretta Domine, James Sailer, Gail Sailer, Manuel Escaleira, Clarence Teeter, Rachard Dalrymple, Karma Choden, Margaret VanHorn, Stephanie Havelin, Eric Havelin, Paul Barca, Robin Thompson, Nancy Propsner, Luci Bessa, Pedro Bessa, Donna Dellecker, Linda VanSeters, David Dellecker, John McKernon, Campbell Baird, Harold VanSeters, Elizabeth Ferensic, Paul Williams, Linda Williams, David Dewar, Bryan Simoes, Joanna McFadden, John Margeson, Dawn Margeson, Christopher Piell, Laurie Piell, Eva Kunz, Phil Kunz, Desirae Back, Corey Back, Donald Simonds, Darla Waters, Benny Waters, Daniel Dalrymple, Linda Dalrymple, Jennifer Ott, Rickie McShane, Deborah Burd, John Kuhn, Jan Kuhn.

New
Business

1. Motion by Yamrock, seconded by Tipton and carried by all in favor to adopt 2021 Older Americans Proclamation

**OLDER AMERICANS MONTH
MAY 2021
P R O C L A M A T I O N**

WHEREAS, the month of May is traditionally designated by the U.S. Department of Health and Human Services as Older Americans Month; and

WHEREAS, the theme for Older Americans Month 2021 is “Age Out Loud” to acknowledge how older adults are discovering new interests and becoming involved in new activities, are giving back to their communities and setting an example for future generations; and

WHEREAS, the older residents of Harmony Township have made countless contributions and sacrifices to ensure a better life for our residents; and

WHEREAS, Harmony Township is committed to raising awareness about issues facing older Americans and helping all individuals to thrive in communities of their choice for as long as possible; and

WHEREAS, Harmony Township encourages and supports all efforts that help our older residents take control of their health, safety and well-being.

NOW, THEREFORE, Harmony Township does hereby proclaim May 2019 to be Older Americans Month in Harmony Township.

Residents of all ages are encouraged to take time this month to recognize our older citizens as vital contributors who enhance every aspect of our community.

Dated this 2 day of May, 2021.

By:

2. Motion by Yamrock, seconded by Tipton and carried by roll call to adopt the following resolution authorize the Mayor and Clerk to execute agreement.

Township of Harmony
Warren County
State of New Jersey
R:21-24

Resolution 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 20, 2026

Whereas, the Morris County Cooperative Pricing Council (“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, Harmony Township 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 Harmony Township Governing Body, County of Warren, State of New Jersey as follows:

1. Township Committee of the Township of Harmony hereby authorizes 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 Harmony Township 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 appropriate Harmony Township officials are authorized and directed to perform all required acts to affect the purpose of this Resolution.

CERTIFICATION

I, Kelley Smith, Clerk of the Township of Harmony, hereby certify the foregoing to be a true copy of a Resolution adopted by the Township Committee at a duly convened meeting held on May 3, 2021.

Kelley Smith
Municipal Clerk

Roll Call: Ayes: Yamrock, Tipton Nays: none

3. Motion by Yamrock, seconded by Tipton and carried by all in favor to introduce Ordinance No. 21-6 by title only.

ORDINANCE NO. 21-6
HARMONY TOWNSHIP
WARREN COUNTY, NEW JERSEY

ORDINANCE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND, REVISE AND SUPPLEMENT CHAPTER 110 “LAND USE PROCEDURES,” ARTICLE II “LAND USE BOARD”, SECTION 12, “APPLICATION PROCEDURES,” OF THE CODE OF THE TOWNSHIP OF HARMONY TO CHANGE THE NUMBER OF COPIES REQUIRED TO BE SUBMITTED TO THE BOARD.

WHEREAS, the Committee of the Township of Harmony, County of Warren, State of New Jersey, has determined that Chapter 110 “Land Use Procedures,” Article II “Land Use Board” Section 12, “Application Procedures,” of the Code of the Township of Harmony shall be amended, revised and supplemented to change the number of copies required for submissions to the Land Use Board from 10 days to 16 and require one digital copy.

NOW, THEREFORE, BE IT ORDAINED by the Committee of the Township of Harmony, County of Warren, State of New Jersey that Chapter 110 “Land Use Procedures,” Article II “Land Use Board” Section 12, “Application Procedures,” of the Code of the Township of Harmony shall be amended, revised and supplemented as follows:

Section 1:

Chapter 110. LAND USE PROCEDURES

Article II. Land Use Board

§110-12. Application Procedures.

Applications for development within the jurisdiction of the Land Use Board pursuant to the provisions of P.L. 1975, c. 291,[\[1\]](#) shall be filed with the Secretary of the Land Use Board. The applicant shall file at least 30 days before the date of the regular monthly meeting of the Board ~~40~~ 16 copies of a sketch plat and one digital copy; ~~40~~ 16 copies of applications for minor subdivision approval and one digital copy; ~~40~~ 16 copies of application for major subdivision approval and one digital copy or ~~40~~ 16 copies of an application for site plan review, conditional use approval or

planned development and one digital copy. At the time of filing the application, but in no event less than 10 days prior to the date set for hearing, the applicant shall also file all plot plans, maps or other papers required by virtue of any provisions of this or any other chapter or any rule of the Land Use Board. The applicant shall obtain all necessary forms from the Secretary of the Land Use Board. The Secretary of the Board shall inform the applicant of the steps to be taken to initiate applications and of the regular meeting dates of the Board. The Board shall not conduct a hearing on any application until it has been determined that a complete application has been submitted.

Section 2:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 3:

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 4:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Harmony held on May 4, 2021, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on June 1, 2021 at 6 p.m. or as soon thereafter as the Township Council may hear this Ordinance at the Municipal Building, 3003 Belvidere Road, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Kelley D. Smith
Township Clerk

4. Motion by Yamrock, seconded by Tipton and carried by roll call to adopt Resolution No. R:21-22
Roll Call: Ayes: Yamrock, Tipton Nays: none

R:21-22
Harmony Township
Warren County, New Jersey

A RESOLUTION OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING REDEMPTION BY INSTALLMENT FOR TAX SALE CERTIFICATE 2008-004 FOR BLOCK 47, LOT 8.

WHEREAS, the Township of Harmony has been requested to allow a redemption by installment payment plan for a three-year period on behalf of Richard Halley, owner of property located at Block 47, Lot 8 more commonly known as River Road within the Township of Harmony; and

WHEREAS, N.J.S.A. 54:5-65 provides a mechanism to allow a redemption of the municipal held tax lien (TSC 2008-004) by installment payments over a three-year period to pay the tax lien while keeping subsequent taxes current; and

WHEREAS, the Township Committee has considered all circumstances regarding said request and believe it is in the best interest of the Township as well as the taxpayer to enter into a payment plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Harmony that authorization is hereby granted to enter into a three-year installment plan for the redemption of Tax Sale Certificate 2008-004. A copy of the amortization schedule is attached to this Resolution.

BE IT FURTHER RESOLVED that as a condition of the payment plan the taxpayer must pay all subsequent tax payments as they become due and owing. Failure to make any subsequent payments or any of the installment payments shall be a default on this payment plan.

CERTIFICATION

I, Kelley Smith, Municipal Clerk of the Township of Harmony, County of Warren and State of New Jersey do hereby certify the foregoing is a true and correct copy of a Resolution adopted by Council at a meeting held on Tuesday, May 4, 2021.

Kelley Smith, RMC

Old

Business

1. Motion by Yamrock, seconded by Tipton and carried by all in favor to open public hearing on Ordinance No. 21-5; Ordinance of the Township of Harmony, County of Warren, State of New Jersey to revise Chapter 122 “Parks and Recreation,” Section 5.1 “Recreation Site Rental,” of the code of the Township of Harmony to revise the fees for rental of the Recreation Site and Athletic Fields.

There were no public comments.

Motion by Yamrock, seconded by Tipton and carried by all in favor to close public hearing.

Motion by Yamrock, seconded by Tipton and carried by all in favor to adopt Ordinance No. 21-5.

2. The consensus of the Committee was to table Resolution 21-13; resolution designating Montesano At Harmony, LLC as redeveloper of property in the Township of Harmony and authorizing the execution of a redevelopment agreement with Montesano At Harmony, LLC for the redevelopment of such property in accordance with the redevelopment plan to the June meeting.
3. The consensus of the Committee was to table Resolution 21-20; resolution of memorialization Harmony Sand and Gravel 2021 Quarrying Permit to the June meeting.
4. Attorney Campbell will follow up on the 2021 Shandor Used Junk Yard License Renewal

Vouchers

Motion by Yamrock, seconded by Tipton and carried by roll call to approve payment as designated by the Finance Officer.
Roll Call: Ayes: Yamrock, Tipton Nays: none

Public
Comments

1. Bruce VanSeters stated residents are not interested in lower taxes as much as preserving the Township. People are losing trust in their government.
2. Lois Markle remarked on the cannabis legislation. She has experienced what this type of facility can do to a community. Recommended the committee to visit a site before deciding.
- 3.

Adjourn

Motion by Yamrock, seconded by Tipton and carried by all in favor to adjourn to regular committee meeting.