

Municipal Building, Harmony, NJ  
Regular Committee Meeting  
October 5, 2021  
6:00 pm

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 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 Mayor.

Roll Call Tipton, Yamrock, Cornely

Appointment Mayor Tipton appointed Kelley Smith to the Open Space/Farmland Preservation Committee

Consent Agenda Motion by Yamrock, seconded by Cornely and unanimously carried by all in favor to approve the consent agenda which included the following items:  
-Attorney Report (written)  
-Engineer/Zoning Report (written)  
Mr. Finelli indicated that Harmony Sand and Gravel asked him if there was anything they needed to do to proceed to build the new haul road. Mr. Finelli was not sure if it had to come before the Committee or back before the Land Use Board. Mr. Finelli and Ms. Campbell will research and determine what needs to be done.  
-Minutes : July 16, 2021, July 26, 2021 and August 19, 2021

Resolutions: **R:21-38**  
**RESOLUTION OF THE TOWNSHIP OF HARMONY,**  
**COUNTY OF WARREN, STATE OF NEW JERSEY**  
**TO REFUND OVERPAYMENTS FOR BLOCK 13 LOT 12.**

**WHEREAS**, the Township of Harmony has received the final county tax appeal judgment and has determined that due to an over assessment Block 13 Lot 12 has an overpayment; and

**WHEREAS**, the overpayments totaling \$1,175.65 due to an overpayment made for 1<sup>st</sup> & 2<sup>nd</sup> Quarter 2021:

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Harmony hereby authorizes the refund of \$1,175.65 to:

RUSSELL A & DONNA M BERGER  
416 BUCKHORN DRIVE  
BELVIDERE, NJ 07823

**CERTIFICATION:**

I, Kelley Smith, RMC of the Township of Harmony, County of Warren, State of New Jersey, do hereby certify this resolution was adopted at a Regular Meeting of the Township Committee at a meeting held on October 5, 2021.

\_\_\_\_\_  
Kelley Smith, RMC  
Township Clerk

**R:20-39**  
**RESOLUTION OF THE TOWNSHIP OF HARMONY,**  
**COUNTY OF WARREN, STATE OF NEW JERSEY**  
**TO REMOVE BLOCK 1 LOT 4 FROM THE 2021 TAX SALE LIST**

**WHEREAS**, the Township of Harmony is still in the process of performing a forensic accounting of its tax collector's office after discovering fraudulent entries were made by its former tax collector; and

**WHEREAS**, there is one account that is still being investigated to determine whether the delinquent balances are proper; and

**WHEREAS**, Block 1 Lot 4 is still being investigated and is on the 2021 Tax Sale List; and

**WHEREAS**, the Township of Harmony wishes to remove this property from the 2021 Tax Sale so that it may be investigated fully to confirm what is actually owed before a lien is placed on the properties.

**NOW THEREFORE, BE IT RESOLVED**, that the Township of Harmony hereby authorizes the Township Tax Collector to remove Block 1 Lot 4 Christison, Vaugh & Christina from the 2021 Tax Sale List:

DATED: October 5, 2021

Attest:

Approved:

\_\_\_\_\_  
Kelley Smith, Clerk

\_\_\_\_\_  
Brian Tipton, Mayor

I, Kelley Smith, Clerk of the Township of Harmony, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution adopted by the Harmony Township Committee at a meeting held on October 5, 2021.

\_\_\_\_\_  
Kelley Smith, Clerk

**R:21-40  
RESOLUTION OF THE TOWNSHIP OF HARMONY,  
COUNTY OF WARREN, STATE OF NEW JERSEY  
TO AUTHORIZE ELECTRONIC TAX SALES FOR 2021**

**WHEREAS**, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and,

**WHEREAS**, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and,

**WHEREAS**, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and,

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Harmony hereby authorizes to participate in an electronic tax sale and submit same to the Director of the Division of Local Government Services if necessary.

DATED: October 5, 2021

Attest:

Approved:

\_\_\_\_\_  
Kelley Smith, Clerk

\_\_\_\_\_  
Brian Tipton, Mayor

I, Kelley Smith, Clerk of the Township of Harmony, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution adopted by the Harmony Township Committee at a meeting held on October 5, 2021.

\_\_\_\_\_  
Kelley Smith, Clerk

**R:21-41  
RESOLUTION OF THE TOWNSHIP OF HARMONY,  
COUNTY OF WARREN, STATE OF NEW JERSEY  
TO REMOVE BLOCK 16 LOT 16.01 FROM THE TAX ROLLS**

**WHEREAS**, the Township of Harmony created Block 16 Lot 16.01 however that property is already included in Block 6 Lot 25; and

**WHEREAS**, the Township of Harmony wishes to remove this property from the Tax Rolls and cancel any taxes that have been billed.

**NOW THEREFORE, BE IT RESOLVED**, that the Township of Harmony hereby authorizes the Township Tax Collector to remove Block 16 Lot 16.01 from the Tax Rolls and cancel any taxes that have been billed:

DATED: October 5, 2021

Attest:

Approved:

\_\_\_\_\_  
Kelley Smith, Clerk

\_\_\_\_\_  
Brian Tipton, Mayor

I, Kelley Smith, Clerk of the Township of Harmony, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution adopted by the Harmony Township Committee at a meeting held on October 5, 2021.

\_\_\_\_\_  
Kelley Smith, Clerk

HARMONY TOWNSHIP  
WARREN COUNTY/STATE OF NEW JERSEY  
R:21-42

**A RESOLUTION OF AWARD, RESURFACING OF FOX FARM ROAD SECTION 2**

Be it resolved, that on October 5, 2021 the Township Committee of the Township of Harmony adopted this resolution to award unit bid prices for individual construction items to perform the necessary construction to complete the Resurfacing of Fox Farm Road Section 2, a New Jersey Department of Transportation Local Aid funded project with a total project grant award in the amount of \$136,700.

Be it further resolved, that the Township Committee of the Township of Harmony does hereby award unit prices for individual construction items based unit prices as awarded under the individual contracts awarded by the Morris County Cooperative Pricing Council bidding process with a total cost of \$113,322.00. The award is made to the Morris County Cooperative Pricing Council vendor, Road Safety System, LLC, which included the following items and unit prices:

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL EXTENSION
1	Beam Guiderail		2041 LF	\$35.00	\$71,435.00
2	Tangent Guiderail Terminal		8 EA	\$3,100.00	\$24,800.00
3	Removal of Beam Guiderail		2441 LF	\$7.00	\$17,087.00

TOTAL \$113,322.00

Be it further resolved, that the Township Committee of the Township of Harmony does hereby award unit prices for individual construction items based unit prices as awarded under the individual contracts awarded by the Morris County Cooperative Pricing Council bidding process with a total cost of \$175,616.00. The award is made to the Morris County Cooperative Pricing Council vendor, South State Inc., which included the following items and unit prices:

ITEM NO.	DESCRIPTION UNIT	QUANTITY	UNIT	UNIT PRICE	TOTAL EXTENSION
4	2" Hot Mix Asphalt (HMA) 12.5M64	2651	TN	\$66.25	\$175,628.00
TOTAL					\$175,628.00

Be it further resolved, that the Township Committee of the Township of Harmony does hereby award unit prices for individual construction items based unit prices as awarded under the individual contracts awarded by the Morris County Cooperative Pricing Council bidding process with a total cost of \$4,214.28. The award is made to the Morris County Cooperative Pricing Council vendor, Denville Line Painting, Inc, which included the following items and unit prices:

ITEM NO.	DESCRIPTION UNIT	QUANTITY	UNIT	UNIT PRICE	TOTAL EXTENSION
5	Traffic Stripes, 4" EPOXY method	14,532	LF	\$0.29	\$4,214.28
TOTAL					\$4,214.28

ATTEST:

Kelley Smith  
Municipal Clerk

Brian Tipton  
Mayor

I, Kelley Smith, Municipal Clerk of the Township of Harmony, do hereby certify that the foregoing resolution is a true and exact copy adopted by the Township Committee of the Township of Harmony on October 5, 2021.

Kelley Smith

Harmony Township  
Warren County, New Jersey  
R:21-43

**RESOLUTION OF THE HARMONY TOWNSHIP COMMITTEE  
RECOMMENDING THE APPOINTMENT OF ALTERNATE PROSECUTOR  
AND ALTERNATE PUBLIC DEFENDER OF THE MUNICIPAL COURT OF  
HARMONY TOWNSHIP**

WHEREAS, the Town of Belvidere, is the "host" municipality of the Harmony Township Municipal Court; and

NOW THEREFORE BE IT RESOLVED, that the Harmony Township Committee respectfully recommends the appointment of John Caleca, to fill the position of Municipal Court Alternate Prosecutor of the Harmony Township

Municipal Court to a term effective January 1, 2021 with expiration of December 31, 2021.

BE IT ALSO RESOLVED, that the Harmony Township Committee respectfully recommends the appointment of Gregory Gianforaro, to fill the position of Municipal Court Alternate Public Defender of the Harmony Township Municipal Court to a term effective January 1, 2021 with expiration of December 21, 2021.

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Committee at a meeting held on October 5, 2021.

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Kelley D. Smith  
Municipal Clerk

**TOWNSHIP OF HARMONY  
WARREN COUNTY  
AUDIT REPORT YEAR: 2020  
CORRECTIVE ACTION PLAN  
R:21-44**

Whereas, the Township Committee of Harmony has received and reviewed the Annual Audit Report for the Year 2020 and;

Whereas, the Chief Financial Officer has prepared the following corrective action plan in accordance with the reports findings as follows;

**Recommendation #1:**

Description: An adequate segregation of duties be maintained with respect to the recording and treasury functions.

Analysis: The Township is a part of a shared service agreement with White Township for one (1) CFO/QPA part-time position. Harmony does not employ additional staff as it is unnecessary for the workload.

Corrective Action: The Governing Body is aware of the lack of segregation of duties. The governing body will review its employment practices to determine if additional personnel are necessary.

Expected Date: No additional hiring is anticipated at this time.

**Recommendation #2:**

Description: The purchase orders are authorized and follow the proper procedure before making a purchase, that when goods are received, the goods are signed off on the related purchase order by the appropriate person and that the township keep a compiled list of bills to be approved at Township Committee meetings.

Analysis: Due to the COVID-19 Pandemic, the committee was conducting virtual meetings in order to limit the people inside the Municipal Building. A bills list was prepared prior to each meeting and approved at the meeting. The purchase orders were signed at a later date.

Corrective Action: Normal operations have resumed and this is not expected to be an issue in the future.

Expected Date: Immediately.

**Recommendation #3:**

Description: The Township discontinue usage of the credit card.

Analysis: The DPW purchases gasoline with a community bank card as it does not have a tank at the DPW yard.

Corrective Action: The credit card will be discontinued when a tank is able to be installed at the DPW yard.

The Township is in the process of securing Procurement Cards from a new banking institution that will take place of any credit cards used.

Expected Date: 12/31/2021.

**Recommendation #4:**

Description: Township receipts are deposited within forty-eight hours of being collected.

Analysis: Funds were not being deposited within forty-eight hours of receipt as required by law.

Corrective Action: The CFO will deposit funds within forty-eight hours of receipt.

Expected Date: Immediately

**Recommendation #5:**

Description: Deposits for the dog fund include detailed backup of dog tags sold and amount collected to support amount deposited.

Analysis: The dog licensing official did not supply the CFO with detailed back up for the bank reconciliations.

Corrective Action: The dog licensing official will provide the CFO with detailed back up for the bank reconciliations.

Expected Date: January 1, 2021

Prepared by: \_\_\_\_\_

Kathleen R. Reinalda, CFO

Cert. # N-0631

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Harmony Township Committee at a meeting held on October 5, 2021.

\_\_\_\_\_  
Kelley D. Smith  
Municipal Clerk

Raffles R:21-7; Warren County Habitat for Humanity 50/50 October 8, 2021

Correspondence

1. Letter from WC Board of Commissioners regarding roadway solicitation
2. Resolution from WC Board of Commissioners; R:401-21; amend the Warren County Solid Waste Management Plan to remove the resource recovery facility located at 218 Mt. Pisgah Avenue on B26 L88, 88.01, 89 in Oxford Township and

remove a class C recycling facility located at 40 Foul Rift Road on B21 L11 in White Township and revise the short and long term disposal strategy for the disposal of solid waste generated within the County of Warren and to clarify language regarding the reconfiguration and consolidation of lots for the Warren County District Landfill

New Business

1. The consensus of the committee was to set time and date for Halloween as Saturday, October 30<sup>th</sup>, 5pm-7pm.
2. Letter from Warren County Department of Land Preservation re County Annual PIG Submission; requests any comments.
3. Motion by Yamrock, seconded by Cornely and carried by roll call to introduce by title only O:21-10  
Roll Call: Ayes: Tipton, Yamrock, Cornely Nays: none

**ORDINANCE NO. 21 – 10  
HARMONY TOWNSHIP  
WARREN COUNTY, NEW JERSEY**

**ORDINANCE OF THE TOWNSHIP OF HARMOHY, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND CHAPTER 142 “STORMWATER MANAGEMENT” TO REFLECT WARREN COUNTY PLANNING DEPARTMENT COMMENTS.**

WHEREAS, the Township of Harmony has a Stormwater Management Ordinance pursuant to the requirements in N.J.A.C. 7:8, and its Municipal Stormwater Permit; and

WHEREAS, the Stormwater Management Ordinance is subject to change when the State amends N.J.A.C. 7:8; and

WHEREAS, the State of New Jersey amended its Stormwater Management Rules at N.J.A.C. 7:8 on March 2, 2020; and

WHEREAS, the municipalities in the State of New Jersey are required to amend their Stormwater Control Ordinances to align with the updated Stormwater Management Rules at N.J.A.C. 7:8 on or before March 2, 2021; and

WHEREAS, on March 2, 2021 the Township Committee adopted revisions to Chapter 142 Stormwater Management (Ordinance 21-2) pursuant to the aforementioned New Jersey Department of Environmental Protection rules; and

WHEREAS, the Warren County Planning Department reviewed the recently adopted Stormwater Management Ordinance and issued an April 12, 2021 letter to the Township Clerk recommending modifications to the Stormwater Management Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMITTEE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY, THAT CHAPTER 142 STORMWATER MANAGEMENT OF THE CODE OF THE TOWNSHIP OF HARMONY SHALL BE AMENDED, REVISED AND SUPPLEMENTED AS FOLLOWS:

**Section One** - Chapter 142 of the Code of the Township of Harmony entitled “Stormwater Management” is amended as follows:

**Amend Section 142-2 Definitions as follows:**

“**County review agency**” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or

2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

**Amend Section 142-4.D.4 as follows:**

Revise the reference to IV.D.3 to 142-4.D.3

**Amend Section 142-8.C.3.ii as follows:**

Revise the reference to VIII.E. to 8.E.

**Amend Section 142-10.B.7.iii as follows:**

Revise the reference to 142-10s.B.6 to 142-10.B.6.

**Replace Section 142-11.A with the following:**

142-11.A. The municipal review agency may grant variances from the design and performance standards in §142-4.O, P, Q and R as set forth in this stormwater control ordinance provided that the mitigation standards provided in the Township's Stormwater Management Plan and the following conditions are met.

**Section Two**

**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 Three**

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

ATTEST:

Township of Harmony

\_\_\_\_\_  
Katrina L. Campbell,  
Township Attorney

By: \_\_\_\_\_  
Brian Tipton, Mayor

**DATED:**

I hereby certify that the above is a true copy of the Resolution adopted by the Harmony Township Committee at its meeting on XX, 2021.

\_\_\_\_\_  
Kelley Smith, Administrator/Clerk

Old Business None

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

Other Municipal Clerk/Administrator Kelley Smith indicated she had received a few complaints about the small signs seen along the roads advertising miscellaneous things. She provided information provided by Franklin Township who has an ordinance in place regarding this similar item. She will provide the committee a copy to review if interested.

She also indicated receiving a few calls from concerned residents regarding Air B&B's popping up in the township. She noted that Frelinghuysen Township has an ordinance on record and she will also distribute to the committee for review if interested.



Kelley asked Mr. Cornely if he could give her an update on the catch basin situations on Buttonwood and River Road from residents concerned about sink hole and flooding issues she received. Mr. Cornely indicated he met with Randy at the River Road site and it was determined that the sink hole is too far off of our roadway to address and it is a private property issue that needs to be addressed by the homeowner. The Road Department will do some maintenance in the road area of the catch basin to hopefully help the problem. Attorney Campbell agreed that the township should not encroach that far on to the property. The Buttonwood Road property flooding issue appears to be from installation of solar panels on private property and also is the responsibility of the property owner.

Public  
Comments

Bruce VanSeters, Belvidere Road – Spoke about property flooding issues. He indicated that his property is a victim of water runoff from a pipe that goes under Ridge Road and flows through the Brooks West property down the hill onto his property and out onto County Rt. 519. He was being blamed by the County for dumping water onto the roadway. He claims it is coming from Harmony Township Ridge Road above his property. Mayor Tipton acknowledged he worked through this problem with the County on Mr. VanSeters behalf in the past.

Julia Sudylo, Ridge Road – She address the sign issue along the roads. She would like to see the signs placed on “personal” property and just left up for a certain amount of time. She feels they are littering the roads and makes our township look “inner city”. Political signs are fine when it is election time. Small rural signs for things for sale like eggs, veggies are also acceptable. Signs that are just up randomly should require a permit and a time limit. Would like committee to look into cleaning up the signs.

Jane Nemeth, Brainards – Indicated to Mr. Cornely that the Harmony Lion’s Club sign on Belvidere Road was falling over and should be replaced. Mr. Cornely will look into it.

Theresa Chapman, Brainards Road – (via zoom) Stated that removing signs would hinder a lot of small businesses.

Adjourn

Motion by Yamrock, seconded by Cornely and unanimously carried by all in favor to adjourn meeting

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Kelley D. Smith