

# ANDOVER TOWNSHIP COMMITTEE MEETING MINUTES

MICHAEL LENSAK, MAYOR  
GAIL PHOEBUS, DEPUTY MAYOR  
PHIL BOYCE  
BOB SMITH  
THOMAS WALSH

**February 27, 2012**

**Regular Meeting  
7:30 p.m.**

**CALL TO ORDER:** The Honorable Lensak called the meeting to order at 7:35 p.m.

**PLEDGE OF ALLEGIANCE:** The Honorable Lensak led the Pledge of Allegiance

**ROLL CALL:** Present: Mr. Boyce, Ms Phoebus, Mr. Walsh, Mayor Lensak  
Excused Absence: Mr. Smith

Also Present: Fred Semrau, Esq.

**SUNSHINE NOTICE:** Adequate notice of this meeting has been posted in accordance with the Open Public Meetings Act by posting written notice and agenda of the meeting at the Andover Township Municipal Building, by mailing such notice and agenda to the New Jersey Herald, The Star Ledger and Daily record and by filing same with the Township Clerk:

**RULES FOR MEETING:** No new business to be brought before the committee after 8:30 p.m. The time allotted to the public will be determined by the Committee.

**APPROVAL OF THE AGENDA:** Mr. Walsh moved to approve the Agenda as presented, seconded by Ms. Phoebus, and carried unanimously.

**APPROVAL OF CONSENT AGENDA:** Mr. Walsh moved to approve the Consent Agenda as presented, seconded by Ms. Phoebus, and carried unanimously.

**DISCUSSION REGARDING THE 2012 MUNICIPAL BUDGET:** Mr. Walsh presented potential tax increase figures noting that work needs to be done to get the figure down to a reasonable number. Committee members scheduled a budget workshop for the next meeting commencing at 6:30 p.m.

Ms. Phoebus stated that a review of garbage costs is imperative as the County would likely be raising tipping fees to address SCMUA shortfalls. Committee members discussed the matter. Mr. Boyce noted savings acquired by utilizing Blue Diamond. Members agreed that additional information and review would be prudent. Mr. Walsh suggested the CFO review the matter as well.

Mr. Boyce mentioned potential lay-offs. Mr. Walsh discussed resultant budgetary impacts. Mr. Boyce noted the school district lost state aid. Mr. Walsh noted that the school district controls the majority of tax money, and school board elections are very important. Mayor Lensak stated revenue needs to increase as reduction of services diminishes the aesthetic value of the town. Committee members briefly discussed the feasibility of selling the municipal building and stated an appraisal would be needed.

**PUBLIC PORTION:** Mayor Lensak opened the meeting to the public. Mr. Rick Melfi stated that from an economic development standpoint, the town should not take away services that are important to businesses, particularly police and fire. Mr. Melfi also expressed concern about the escalating costs of garbage disposal and suggested a long-term review of the matter.

Ms. Diana Boyce asked about the Township getting credit for recycling and presented that recycling is an issue the Green Team is working on. Ms. Phoebus provided an overview of Sussex County plans regarding waste management. She noted that recycling credit is tied to postal address, which results in the Township not receiving full credit for all its recycling. Mr. Lensak stated the recycling committee is developing, and the town has money for recycling purposes. He suggested that recycling mandates be enforced via the utilization of fines. Mr. Boyce noted that the state requires a certified recycling coordinator. He stated a shared service agreement was approved for said service. He asked about the potential impact of tipping fees. Ms. Phoebus agreed that the County needs to provide the information.

No other members of the public addressed the Committee. The meeting was closed to the public.

## **ORDINANCES: INTRODUCTION**

Mayor Lensak introduced the ordinance, explained that a residential component will be added, and then opened the meeting to the public. Mary J. Nemeth asked about the ordinance and its applicability to a neighbor's property. Mr. Skews asked about the enforcement process. Mr. David Colstead asked about a business that may be subject to a clean-up via enforcement of the ordinance. Ms. Betty Bonnelly asked about enforcement on commercial properties. Mayor Lensak stated that the primary focus of enforcement will be on abandoned property. Mr. Boyce noted that the ordinance would apply to abandoned motor vehicles on business properties as well.

No other members of the public addressed the committee on the matter. The meeting was closed to the public.

Mr. Semrau acknowledged that the ordinance would be for all properties. He suggested that certain amendments be approved, carry the ordinance for one meeting, and have another public hearing to review the revised ordinance that would be republished as the Minimum Property Maintenance Ordinance.

Mr. Semrau presented the proposed amendments, which include a change to references to *structures* to *residential and non-residential structures*; a change to §295-10 authorizing the enforcement officer to inspect as authorized by law and/or with a search warrant; changing §295-11 to establishing that each day the offense continues post notice constitutes a separate violation; and noting that the name of the ordinance would change to "Minimum Property Maintenance Code."

Following discussion, the ordinance was moved to the next meeting as amended by Ms. Phoebus, seconded by Mr. Walsh, and unanimously approved. Mr. Semrau stated the ordinance would be published once and scheduled for the next meeting.

**NEW BUSINESS:** There were no comments.

**OLD BUSINESS:** There were no comments.

**COMMITTEE REPORTS:** Ms. Phoebus reported that JCP&L would like the Township to remove a complaint. Mr. Semrau was directed to look into the matter remove the complaint. Ms. Phoebus provided an overview of the new State Plan stating that farmland preservation and the clustering of like businesses were fundamental elements of the plan. She stated Andover Township is viewed as having potential for recreational development.

Mr. Boyce discussed the movement of the School Board elections to the November election stating he believed the move is short sighted and unfortunate. He discussed state aid. He stated the Township may have to consider consolidation.

Mr. Lensak presented that the Recreation Department may have a sleep over in the park with a movie. He presented information about a successful outreach.

**REPORT FROM THE MUNICIPAL ATTORNEY:** Mr. Semrau stated that a settlement was reached in the matter of Life Care Mews and Mr. Golden's restoration plan was accepted. He stated a resolution would be presented at the next meeting.

**REPORT FROM THE CLERK/ADMINISTRATOR:** No report was presented.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Mr. Walsh and seconded by Ms. Phoebus. All were in favor. The meeting adjourned at 8:50 pm.

Minutes respectfully submitted by:

*/s/ Anne-Marie Wilhelm*

Anne-Marie Wilhelm