

**BOROUGH OF HOPEWELL  
BOROUGH COUNCIL**

**OFFICIAL MINUTES  
APPROVED: 8/2/2018**

**REGULAR MEETING  
July 10, 2018**

The Regular Meeting of the Borough Council of the Borough of Hopewell was called to order by Mayor Paul Anzano at 7:10 pm on July 10, 2018. Ms. Hovan read the “Sunshine Statement” indicating the meeting was being held in accordance with the Open Public Meetings Act and Mayor Anzano led the flag salute.

Ms. Hovan called the roll and the following members of the Borough Council were present: Ms. Debra Lehman, Mr. David Mackie, Mr. C. Schuyler Morehouse and Ms. Shelby Tewell. Mr. Chris Fossel and Mr. Ryan Kennedy were absent. Borough Administrator/Clerk Michele Hovan was also present. There were four members of the public present.

Mayor Anzano opened the meeting to the public. Mr. Roger Labaw, 23 Columbia Avenue, said he worked for the telephone company for 31 years and that the Borough should complain to Verizon and the utilities because “the poles look like a crappy mess in places.” Mr. Labaw said he sees messy wires on poles in and out of town and suggested that if communities “made noise” that they’d be more responsive. General discussion regarding wires and poles ensued. Mayor Anzano stated that the Borough has a pending tax appeal case with Verizon involving poles and property and said that the trial is scheduled for the fall. After more discussion, Mayor Anzano directed Ms. Hovan to write a letter to the utilities asking them to attend to the wires and provide a copy of the letter to Mr. Labaw.

There being no additional comments or questions the meeting was closed to the public on motion by Mr. Morehouse, seconded by Ms. Lehman and carried.

MINUTES – the meeting minutes from the June 7, 2018 regular meeting were accepted on motion by Mr. Morehouse, seconded by Ms. Tewell, and carried (Ms. Lehman abstaining due to absence).

REPORT OF THE DIRECTOR OF PUBLIC WORKS –there were no comments regarding the Director’s submitted report.

REPORT OF THE DIRECTOR OF WATER AND SEWERS- there were no comments regarding the Director’s submitted report.

Ordinance No. 816 – Second Reading/Public Hearing

**BOND ORDINANCE PROVIDING FOR EAST PROSPECT STREET ROAD IMPROVEMENTS PHASE III IN AND BY THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$430,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$430,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

Ms. Hovan read Ordinance 816 by title and explained that the ordinance is for the third and final phase of road reconstruction and that construction would occur in summer 2019.

Mayor Anzano opened the meeting to the public. There being no questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Mr. Mackie and carried. Resolution No. 2018-74, as filed in the Municipal Clerk’s office to adopt Ordinance No. 816 was adopted on motion of Mr. Mackie, seconded by Ms. Lehman and carried.

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Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 817 – Second Reading/Public Hearing

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE WATER UTILITY IN CONNECTION WITH THE EAST PROSPECT STREET PHASE III PROJECT IN AND BY THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$95,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$95,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Ms. Hovan read Ordinance 817 by title and explained that the ordinance funds the water main portion of the East Prospect Street Phase III project.

Mayor Anzano opened the meeting to the public. There being no questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Mr. Mackie and carried. Resolution No. 2018-75, as filed in the Municipal Clerk's office to adopt Ordinance No. 817 was adopted on motion of Mr. Mackie, seconded by Mr. Morehouse and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 818 – Second Reading/Public Hearing

CAPITAL ORDINANCE TO AUTHORIZE THE PURCHASE AND INSTALLATION OF NEW OR REPLACEMENT EQUIPMENT AND MATERIALS, INCLUDING SECTION 20 COSTS FOR USE BY THE HOPEWELL BOROUGH WATER UTILITY, BY AND FOR THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, AND THE EXPENDITURE OF \$20,000.00 FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND FOR THE FINANCING THEREOF

Ms. Hovan read Ordinance 818 by title and explained that the ordinance largely funds the GIS mapping work of the water utility that is required by NJDEP.

Mayor Anzano opened the meeting to the public. There being no questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Ms. Lehman and carried. Resolution No. 2018-76, as filed in the Municipal Clerk's office to adopt Ordinance No. 818 was adopted on motion of Mr. Mackie, seconded by Ms. Lehman and carried.

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Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 819 – Second Reading/Public Hearing

CAPITAL ORDINANCE TO AUTHORIZE THE PURCHASE OF COMPUTER AND OFFICE EQUIPMENT AND THE PURCHASE AND INSTALLATION OF TECHNOLOGY SOFTWARE, BY AND FOR THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, AND THE EXPENDITURE OF \$8,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE FINANCING THEREOF

Ms. Hovan read Ordinance 819 by title and explained that the ordinance funds a new server and other equipment, including a monitor for the courtroom.

Mayor Anzano opened the meeting to the public. There being no questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Ms. Tewell and carried. Resolution No. 2018-77, as filed in the Municipal Clerk's office to adopt Ordinance No. 819 was adopted on motion of Ms. Lehman, seconded by Mr. Mackie and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 820 – Second Reading/Public Hearing

AN ORDINANCE AMENDING CHAPTER TWO, "ADMINISTRATION" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF HOPEWELL, 1975, AS AMENDED, BY ADDING A NEW SECTION THEREOF TO BE KNOWN AS SECTION 2-33, ENTITLED, "AWARDING OF CONTRACTS FOR REDEVELOPMENT WORK WITHIN THE BOROUGH"

Ms. Hovan read Ordinance 820 by title. In response to a question raised by Mr. Morehouse, Ms. Hovan explained that redevelopment agreements not governed by the Local Public Contracts Law and that the pay-to-play terms contained in the ordinance mirror the State pay-to-play regulations regarding political contributions.

Mayor Anzano opened the meeting to the public. There being no questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Mr. Mackie and carried. Resolution No. 2018-78, as filed in the Municipal Clerk's office to adopt Ordinance No. 820 was adopted on motion of Mr. Morehouse, seconded by Ms. Tewell and carried.

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Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 821 – First Reading

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A DUMP TRUCK IN AND BY THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$105,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$100,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

Ms. Hovan read Ordinance 821 by title and explained the new dump truck will replace one of the 2001 dumps that are past their useful lives. Mayor Anzano asked if the dump body could be patched and Ms. Hovan said that it was, multiple times, and that those fixes cannot hold any longer.

Resolution No. 2018-79, as filed in the Municipal Clerk's office to introduce Ordinance No. 821 was adopted on motion of Ms. Lehman, seconded by Mr. Mackie and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Ordinance No. 822 – First Reading

CAPITAL ORDINANCE TO AUTHORIZE THE PURCHASE AND INSTALLATION OF NEW OR REPLACEMENT EQUIPMENT AND MATERIALS FOR TRAFFIC CONTROL ON NORTH GREENWOOD AVENUE AND FOR LIGHTING UPGRADES AT THE HOPEWELL TRAIN STATION AND HOPEWELL PARK, IN, BY AND FOR THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, AND THE EXPENDITURE OF \$20,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE FINANCING THEREOF

Ms. Hovan read Ordinance 822 by title and explained that the ordinance funds the crosswalk at Hart and North Greenwood, including handicap curbs, as well as LED replacement lights for the train station and park path. Resolution No. 2018-80, as filed in the Municipal Clerk's office to introduce Ordinance No. 822 was adopted on motion of Mr. Morehouse, seconded by Mr. Mackie and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

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RESOLUTIONS

Resolution Nos. 2018-81 through 2018-83, as filed in the Municipal Clerk's Office, were adopted on motion of Mr. Morehouse, seconded by Ms. Tewell and carried.

2018-81	Official Depository – Provident Bank
2018-82	Emergency Appropriation – Verizon Litigation
2018-83	Senior Services Coordinator

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
 Nays: None  
 Absent: Fossel, Kennedy  
 Abstain: None

2017 MUNICIPAL AUDIT

Mayor Anzano thanked the finance committee and CFO McDaniel for an excellent report. The following resolutions, as filed in the Borough Clerk's office and pertaining to the 2017 municipal audit, were adopted on motion by Mr. Morehouse, seconded by Mr. Mackie and carried unanimously.

ACCEPTANCE OF 2017 MUNICIPAL AUDIT - RESOLUTION NO. 2018-84  
 ACCEPTANCE OF CORRECTIVE ACTION PLAN - RESOLUTION NO. 2018-85

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
 Nays: None  
 Absent: Fossel, Kennedy  
 Abstain: None

Discussion – Redevelopment Plan Block 11, Lot 26 (Lumberyard)

Mayor Anzano said that the applicant and the Planning Board did a great job working together on the plan and he thanked Mr. Mackie and Mr. Kennedy for their leadership roles on it. Mayor Anzano said that the plan is good for the property owner and good for the town and it helps with the Borough's affordable housing obligation. Mr. Mackie said the plan allows for up to 13 units, 2 of which are affordable units, on the one-acre parcel. Mr. Mackie added that the developer plans to blend the Model Avenue streetscape with the project and that he has been working with the Watershed Institute regarding impervious coverage and stormwater solutions. Mr. Mackie said that the plan, if adopted, would function as a zoning overlay for the proposed use and added that it is important to have public discussion on the plan. Discussion followed and Mr. Henry Whittman, owner of the lumberyard property, stated that he has been in contact with many of the area neighbors and has received much positive feedback. Mr. Whittman added that MercerMe ran a story about the project and that people have approached him with questions and with support. Mr. Morehouse suggested that the Borough Council and Planning Board hold a joint meeting on the plan, if feasible. Ms. Hovan explained that a number of steps follow the Council's action on the plan, including for the agreement and for the application to the Board for site plan, etc. and that numerous opportunities for public comment

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are ahead. Ms. Hovan also said that the Planning Board intends to hold public information sessions, likely in the fall, to informally discuss redevelopment with interested residents. Ms. Tewell said that the plan presents much change to the neighborhood and that there should be ample opportunity for public input. Mayor Anzano added that Council has been discussing – and debating – the subject of redevelopment for over a year. Following additional discussion that included the timing of introduction and adoption, Council decided to introduce the ordinance for the redevelopment plan.

Ordinance No. 823 – First Reading

AN ORDINANCE OF THE BOROUGH OF HOPEWELL, IN THE COUNTY OF MERCER, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7 FOR VAN DOREN LUMBER, LOCATED AT 24 MODEL AVENUE AND DESIGNATED ON THE HOPEWELL BOROUGH TAX MAPS AS BLOCK 11, LOT 26, CREATING A NEW “TOWNHOUSE RESIDENTIAL” ZONE IN ACCORDANCE WITH SAID REDEVELOPMENT PLAN, AND ESTABLISHING REGULATIONS THEREFOR

Ms. Hovan read Ordinance 823 by title. Resolution No. 2018-86, as filed in the Municipal Clerk’s office to introduce Ordinance No. 823 was adopted on motion of Mr. Mackie, seconded by Mr. Morehouse and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell  
Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Departmental Reports

The following Departmental Reports were accepted and approved on motion by Mr. Morehouse, seconded by Ms. Lehman and carried:

Municipal Clerk	June	\$ 4,170.00
Tax Collector	June	\$ 53,139.73
Municipal Court	May	\$ 2,269.86
Registrar	June	\$ 68.00
Zoning	June	\$ 210.00
Facility Rentals	June	\$ 450.00
Health	June	\$ 1,245.00

Claims for Payment

The Claims for Payment, as attached, were approved on motion of Mr. Morehouse, seconded by Ms. Lehman and carried.

Roll Call:

Ayes: Lehman, Mackie, Morehouse, Tewell

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Nays: None  
Absent: Fossel, Kennedy  
Abstain: None

Mayor Anzano opened the meeting to the public. There being no further questions or comments, the meeting was closed to the public on motion by Mr. Morehouse, seconded by Mr. Mackie and carried.

Council Liaison Reports

Ms. Tewell reported that the Safety Town presentation to the children on “Stop, Look, Listen, Think,” as part of “Heads Up Hopewell” was a success, and great fun. Ms. Tewell said that the YMCA was very appreciative of the volunteer effort. Mayor Anzano said that he heard positive feedback about the event. There were no additional Council reports.

Mayor Anzano reported that discussions were underway for a SALT workaround and that he’d keep everyone posted. In response to a question raised by Ms. Tewell, Mayor Anzano said that the plastic bag ban discussion would likely be held in September once school was back in session. Discussion followed about the 5-cent bag tax legislation that is pending.

Executive Resolution No. 2018-87- on motion by Mr. Morehouse, seconded by Ms. Tewell and carried, the resolution to enter executive session (and adjourn from executive session) to discuss litigation/potential litigation regarding municipal liens), was adopted at 8:30 pm.

Respectfully submitted,

Michele Hovan  
Borough Administrator/Clerk