

REGULAR MEETING
LAWRENCE TOWNSHIP COUNCIL
LAWRENCE TOWNSHIP MUNICIPAL BUILDING
COUNCIL MEETING ROOM – UPPER LEVEL

March 5, 2019

The following are the Minutes of a Regular Meeting of the Lawrence Township Council that was held on Tuesday, March 5, 2019, at 6:30 p.m.

The meeting was then opened with the Inspiration and Pledge of Allegiance, led by Municipal Clerk.

At the commencement of the meeting Mayor Bobbitt read the following statement of proper notice:

STATEMENT OF PROPER NOTICE: "Adequate notice of this meeting of the Lawrence Township Council being held on Tuesday, March 5, 2019, has been provided through the posting of the annual meeting schedule of said Council in accordance with Section 13 of the Open Public Meetings Act." Said Notice was forwarded to The Trentonian, The Times and The Princeton Packet on December 19, 2018.

The roll was then called as follows:

Present: Councilmembers Kownacki, Lewis, Powers and Mayor Bobbitt.
Absent: Councilman Maffei.

Also in attendance were Kevin Nerwinski, Esq., Municipal Manager and David Roskos, Esq., Municipal Attorney.

Special Proclamations, Recognitions and Presentations

There were no proclamations or presentations.

Public Participation

There was no public participation.

Review and Revisions of Agenda

The Municipal Clerk requested that the Agenda to be amended to remove Ordinance 10-C, An Ordinance Repealing Ordinance Nos. 1930-07 and 1932-07 in Their Entirety, and Implementing Revised and Amended Inspection Requirements Prior to a Change in Occupancy; Certificate of Inspection, for further consider prior to the introduction.

On a motion by Ms. Lewis, seconded by Mr. Powers, the Agenda was amended to include the above revision.

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Lewis, Powers and Mayor Bobbitt.
Nays: None.
Absent: Councilman Maffei.

Adoption of Minutes

On a motion by Mr. Powers, seconded by Ms. Lewis, the Minutes of Regular Meeting of **November 8, 2018** and **December 4, 2018** were approved on the following roll call vote:

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Lewis, Power and Mayor Bobbitt.
Nays: None.
Absent: Councilman Maffei.

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On a motion by Mr. Powers, seconded by Ms. Lewis, the Minutes of Closed Session Meeting of **February 19, 2019** were approved on the following roll call vote:

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Lewis, Power and Mayor Bobbitt.  
Nays: None.  
Absent: Councilman Maffei.

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Awarding or Rejecting of Bids

On a motion by Ms. Lewis, seconded by Mr. Powers, Resolution (9-A), Authorizing a Contract with Silviu Nedelcu Painting & Remodeling to Rehabilitate 92 Alcazar Avenue, was presented for adoption.

Resolution No. 109-19

WHEREAS, on Thursday, January 10, 2019, bids were received and publically opened for the rehabilitation of 92 Alcazar Avenue; and

WHEREAS, four (4) bids were received and reviewed by the appropriate Township Officials; and

WHEREAS, the lowest responsible bidder was Silviu Nedelcu Painting & Remodeling that submitted a bid in the amount of \$25,510.00 to perform the tasks required in the rehabilitation; and

WHEREAS, in accordance with N.J.A.C. 5:50-14, a Certificate of Availability of Funds has been provided and the account to be charged is 9-19-56-853-299 (Affordable Housing Trust Fund); and

WHEREAS, Silviu Nedelcu Painting & Remodeling has performed satisfactorily;

WHEREAS, the owner of 92 Alcazar Avenue has been deemed eligible to participate in the rehabilitation program;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey, that pursuant to the recommendations of the Municipal Manager, the Mayor and the Municipal Clerk hereby authorize the acceptance of the bid and the execution of a contract with Silviu Nedelcu Painting & Remodeling, 4475 Route 27, Princeton NJ 08540 in the amount of \$25,510.00 for the purpose of rehabilitating 92 Alcazar Avenue;

BE IT FURTHER RESOLVED that the Municipal Manager is hereby authorized to draft the necessary agreement, subject to the approval of the Municipal Attorney as to form and content thereof.

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Lewis, Powers and Mayor Bobbitt.  
Absent: Councilman Maffei.

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On a motion by Ms. Lewis, seconded by Mr. Powers, Resolution (9-B), Authorizing a Contract with Unlimited Builders Construction, LLC to Rehabilitate 1937 Princeton Pike, was presented for adoption.

Resolution No. 110-19

WHEREAS, on Thursday, January 10, 2019, bids were received and publically opened for the rehabilitation of 1937 Princeton Pike; and

WHEREAS, four (4) bids were received and reviewed by the appropriate Township Officials; and

WHEREAS, the lowest responsible bidder was Unlimited Builders Construction, LLC that submitted a bid in the amount of \$23,450.00 to perform the tasks required in the rehabilitation; and

WHEREAS, in accordance with N.J.A.C. 5:50-14, a Certificate of Availability of Funds has been provided and the account to be charged is 9-19-56-853-299 (Affordable Housing Trust Fund); and

WHEREAS, Unlimited Builders Construction, LLC has performed satisfactorily;

WHEREAS, the owner of 1937 Princeton Pike has been deemed eligible to participate in the rehabilitation program;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey, that pursuant to the recommendations of the Municipal Manager, the Mayor and the Municipal Clerk hereby authorize the acceptance of the bid and the execution of a contract with Unlimited Builders Construction, LLC, P. O. Box 9029, Hamilton NJ 08650 in the amount of \$23,450.00 for the purpose of rehabilitating 1937 Princeton Pike;

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Lewis, Powers and Mayor Bobbitt.
Absent: Councilman Maffei.

Introduction of Ordinances

Mayor Bobbitt read by title, an ordinance entitled, "AN ORDINANCE AMENDING ORDINANCES NOS. 1479-96 AND 1617-00 CREATING AND AMENDING THE SHADE TREE ADVISORY COMMITTEE"

Mr. Nerwinski advised that the Ordinance will create and amend the Shade Tree Advisory Committee by reducing the number of committee members from seven to five in order to allow for a quorum of three to conduct business. Councilman Powers commented that the Committee is also excited to have the Planning Board member back who will be a voting member of the Shade Tree Committee being the Ordinance adopted back in 2000 took the Planning Board member away. Now, the Committee will consist of (3) three Shade Tree members and (1) one Planning Board member (Councilman Kownacki) for a total of (5) five with (2) two Alternates.

The Ordinance was introduced and approved on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						
Ms. Lewis	X					X	
Dr. Maffei				X			
Mr. Powers	X						X
Mayor Bobbitt	X						

Mayor Bobbitt read by title, an ordinance entitled, "AN ORDINANCE OF THE TOWNSHIP OF LAWRENCE AUTHORIZING PURSUANT TO N.J.S.A. 40A:12-14 – A LEASE FOR A PORTION OF THE STORAGE BUILDING AT CENTRAL PARK TO YOUTH SPORTS CLUB"

Mr. Nerwinski advised that the Township has (4) four youth sports organizations that have actively been using Central Park being they had space available in the existing building after the Township built the new garage structure that was retrofitted for (4) four storage facilities that the non-profit sports organizations could utilize for storage. And, they wanted to formalize the Agreement to protect the Township of any liability, etc. so they had Lawrence Township legal counsel prepare the four agreements that the Mayor will sign. The lease is for \$1.00 for a three year term. Mr. Roskos noted that the project was funded with Green Acres funds and that the Township is required under the Statute to submit leases to Green Acres which they never heard back from Green acres before; but, much to his surprise they received a call from someone at Green Acres requesting changes that are De-Minimis and will not affect them from proceeding with the adoption of the ordinance.

The Ordinance was introduced and approved on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						
Ms. Lewis	X					X	
Dr. Maffei				X			
Mr. Powers	X						X
Mayor Bobbitt	X						

Mayor Bobbitt read by title, an ordinance entitled, “AN ORDINANCE REPEALING ORDINANCE NOS. 1930-07 AND 1932-07 IN THEIR ENTIRETY, AND IMPLEMENTING REVISED AND AMENDED INSPECTION REQUIREMENTS PRIOR TO A CHANGE OF OCCUPANCY; CERTIFICATE OF INSPECTION”

(ORDINANCE WAS TABLED UNTIL FURTHER REVIEW)

The Ordinance was **TABLED** on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						
Ms. Lewis	X					X	
Dr. Maffei				X			
Mr. Powers	X						X
Mayor Bobbitt	X						

Adoption of Ordinances

Mayor Bobbitt read by title, an ordinance entitled, “AN ORDINANCE AMENDING THE ADMINISTRATIVE CODE OF THE TOWNSHIP OF LAWRENCE, COUNTY OF MERCER, NEW JERSEY”

Ordinance No. 2321-19

AN ORDINANCE AMENDING THE ADMINISTRATIVE CODE OF THE TOWNSHIP OF LAWRENCE, COUNTY OF MERCER, NEW JERSEY

BE IT ORDAINED by the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey that the Lawrence Township Administrative be and is hereby amended as follows:

Sec. 2-13 Agenda

(b) All reports, communications, ordinances, resolutions, documents or other matters to be submitted to the Council shall be delivered to the clerk no later than 12:00 noon on the [Thursday] Wednesday prior to the meeting date.

Adopted: March 5, 2019

[] Indicates Deleted Item
 ___ Indicates Addition

Ordinance No. 2321-19 was introduced and approved on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						
Ms. Lewis	X					X	
Dr. Maffei				X			
Mr. Powers	X						X
Mayor Bobbitt	X						

Manager’s Report –

Mr. Nerwinski reported that the Bid for the two fire apparatus went out on Friday; a process that took more than three years to do and it is where they want it to be and meets the expectations of their volunteer fire force that will be utilizing the apparatus. They have already had six organizations request copies of the bids and the bid opening will start mid-April.

Mr. Nerwinski advised that the Mayor sent out letters to local building owners with regards to the New Jersey Direct Install Program and he received some calls and inquiries from residents, building owners, seeking to confirm that Township endorses the company and that it is legitimate, and indicated he fell short in his conversation with the individuals of *endorsing* the company but it is a program that the Township wanted building owners to know exists and that the Township has taken advantage of with good results and to share that information with building owners so they could be a more sustainable community. And, because people will be calling the Township as the trusted source which they will be happy to explain he just wanted everyone on the same page that the letter is for informational purposes only not an endorsement of any particular company by Lawrence Township.

Mayor Bobbitt further advised that New Jersey Direct Install is an approved company that goes through the Board of Public Utilities Clean Energy Program and that the company is vetted by the BPU and is allowed to do the Direct Install Program within Mercer County and for Tri-State three other counties. And, as part of the outreach for Sustainable Lawrence he helped out in terms of signing his name to the company’s letter to let business owners know more about the Direct Install Program as it relates to energy efficiency and sustainability. Further, the Program is designed for commercial property owners and not residential and there is nothing that the Township staff will have to oversee or be involved with.

Mr. Nerwinski reported that the Township had their first kickoff meeting with regards to the website. And with the internal staff they are going to have their next meeting with the website design company and everybody’s on onboard looking forward to it with the goal of having the website completed in three months. The challenge they are facing is finding the type of quality photographs they want to put on the website and he was thinking about maybe offering it out to the community local photographers with the right resolution to submit things of interest then take it from there.

Mr. Nerwinski advised that the Bid received from the web designer is \$12,000; a great price for all the company is going to deliver versus the cost. And, because they budgeted \$20,000 they will have \$8000 left over to pay for a professional photographer for the four seasons of Lawrence Township for the website.

Mr. Kiriakatis, CFO, stated that the Tax Collector's Office has started to accept credit cards online for sewer and tax payments; but, they have not sent anything out on social media as of yet given he wanted to see how it flows for about a month before they announce it and they have received some sewer payments for the Tax Office. Councilwoman Lewis questioned if people will be able to pay for other fees such as construction, etc. Mr. Nerwinski replied "yes" eventually and the new website design will direct them to the online payment where they can pay by MasterCard or Visa which the Construction Office is already setup for and the station will be located right outside of the Engineering Department next to the Code Enforcement/Construction Department.

Mr. Nerwinski stated the Department Directors and Divisions Heads have all provided their budget presentation to the Council and based upon the Police Chiefs concern about a serious issue that they believe will be occurring over the next 5 years with the loss of (20) twenty senior police officers and the Administration having no forewarning as to when the retirements will occur as an officer may be happy and content in their jobs but behind the scenes they may also be looking for another job and when that suitable fit comes the officer will provide the Township with their retirement notice. So, in order to address the public safety issue in advance the Administration has hired an additional police officer who is a Lawrence Township resident who currently works for Chesterfield Township and he will be starting with Lawrence Township Police Department on March 11th along with the other police officer that was hired last month who will be starting his training in March in anticipation of the impending retirements to try and set the police department up for the next couple of years of meeting the attrition rate that is going to happen.

Mr. Nerwinski reported that the Administration has sidelined \$50,000 that they designated for the refurbishment of the Council Meeting Room and he also has money in his budget that they will be utilize this year to get some proposals on ideas of how to improve the meeting room that has not been changed since the '70s. Mr. Nerwinski went on to discuss the public safety issue with looming police retirements being first priority and the Municipal Budget Recommendation of 2-cents being a reasonable conservative recommendation and indicated if the Township Council concurs they can introduce the budget at the next meeting. Thereafter, Mr. Nerwinski answered questions and listened to comments from Council relative to the proposed budget, municipal aid and surplus. It was the consensus for the Municipal Manager to move forward with the introduction of the budget at the next meeting.

Mr. Nerwinski reported that the Administration had an initial meeting with Clarke, Caton and Hintz concerning the Sreetscape and one of the issues that came up is branding that area similar to Main Street. They will be meeting at the end of March again and at that time they will be providing them with some ideas relative to the

physical changes that they will be proposing and he came up with the name Colonial Boulevard to try and tie in Colonial Lake and asked if the Council comes up with any good idea for a brand name for that area to please share it with him. In addition, the community will be involved in this process so when they get further advanced in the concepts they will schedule a meeting at the Slackwood Firehouse and the company strongly recommends that they have things to discuss instead of having a blank canvass to get the project started. And, he will invite them to make a presentation to the Council prior to the public meeting.

Attorney's Report –

Mr. Roskos advised that the Sheft's access is imminent and he is attempting to confirm that with their attorney. Also, the Environmental Expert has produced their Certificate of Insurance details and they are just awaiting the snow to melt off to do an official inspection but process is moving along on schedule.

Mr. Roskos reported that they are still having OPRA issues and that Lieutenant Drew attended a seminar and was told that the OPRA Request for motor vehicle reports should not be redacted and that the Date of Birth and other information could be left on the reports as well which is contrary to OPRA law which concerns him when there is a body of case law and a police officer attends some statewide police sponsored event and the speaker says this is what you should do when there is no GRC holding, Court Case or Appellate Court Decision to back up the report and he gets concerned that if they start following some advice at a seminar that it will come back to bite them. So, that is something they will have to work out. A general discussion followed relative to the hiring of attorneys and manpower that is utilized for OPRA request.

Mr. Roskos indicated there is an issue with the sale of some surplus property; a small property where there is also a substation on Quakerbridge Road which he is recommending the Council investigate rezoning to a higher and more valuable use such as retail that will in turn result in the Township receiving greater remuneration and briefly elaborated on his recommendation for the site.

Clerk's Report –

There was no Clerk's report.

Unfinished Business –

There was no unfinished business.

New Business –

Mr. Roskos discussed the issuance of a Proclamation that he and the Municipal Clerk worked on for Temple Micah – 50th Anniversary as it relates to past practice and recognizing various organizations. After a brief discussion, it was the consensus of the Council to put on the March 19th meeting.

Public Participation (3-minute limitation per speaker) –

There is no public participation.

Resolutions

Resolution Nos. 103-19 (18-A.1) was approved by the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						X
Ms. Lewis					X		
Dr. Maffei				X			
Mr. Powers	X					X	
Mayor Bobbitt	X						

Cited Resolutions are spread in their entirety in the Resolution Books of the Township of Lawrence.

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Resolution Nos. 104-19 (18-C.1) through 122-19 (18-H.11) with the exception of Resolutions 109 and 110 (Bid Award) were approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      |        |
| Ms. Lewis     | X   |     |         |        |         | X    |        |
| Dr. Maffei    |     |     |         | X      |         |      |        |
| Mr. Powers    | X   |     |         |        |         |      | X      |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

Cited Resolutions are spread in their entirety in the Resolution Books of the Township of Lawrence.

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**Council Initiatives/Liaison Reports –**

Councilwoman Lewis reported that the Recreation Advisory Committee spoke about their goals for the year with regards to doing new programming, community outreach and getting more information out via social media.

Mayor Bobbitt advised that the 13<sup>th</sup> Annual Mercer Green Fest is taking place on Saturday, March 16<sup>th</sup> at Rider University from 11:00 a.m. to 4:00 p.m. rain or shine. The event will feature sustainable local businesses, local farms, informational speakers, etc.

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**Written Communications –**

There was no written communications.

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There being no further business to come before this Council, the meeting adjourned at Council went into Closed Session.

7.09 p.m.

Respectfully submitted by,

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Kathleen S. Norcia, Municipal Clerk

Attest:

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Christopher Bobbitt, Mayor