

Meeting The Regular Meeting of the Harmony Township Committee was called to order by Mayor Tipton. Mr. Tipton 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 Star Gazette and The Express-Times, 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 Present Mayor Tipton and Committeeman Cornely. Deputy Mayor Diane Yamrock was absent.

Consent Agenda Motion by Cornely, seconded by Tipton and carried unanimously by roll call vote to approve the following items on the consent agenda:

Municipal Attorney Written Report

Municipal Engineer's Written Reports

Road Department Supervisor Written Report

Warren County Health Department Written Report

Minutes of February 10, 2015

Resolutions:

**HARMONY TOWNSHIP
WARREN COUNTY, NEW ERSEY
R:15-11**

**A RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR
AND OPEN CONTRACT FOR PROFESSIONAL SERVICES**

WHEREAS, the Harmony Township Committee has a need to acquire professional services as non-fair and open contracts pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, the Chief Financial Officer has determined and certified in writing that the value of the acquisition will exceed \$17, 500; and

WHEREAS, the anticipated term of this contract is 1 year; and

WHEREAS, the following professionals have submitted contracts for services as indicated:

-Municipal Attorney; Katrina Campbell of the firm Lavery, Selvaggi, Abromitis & Cohen, PC.

-Municipal Engineer; Gene Weber of the firm Finelli Consulting Engineers

-Municipal Engineer; Nevitt Duveneck of the firm ND Engineering, LLC

-Municipal Planner; Heyer & Gruel & Associates

-Municipal Bond Counsel; John Draikawitz of the firm Gibbons P.C.

WHEREAS, each professional, has completed and submitted a Business Entity Disclosure Certification which certified that they, have not made any reportable contributions to a political or candidate committee in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract, and

WHEREAS, the required certificate for the availability of funds has been filed by the chief financial officer providing that legally appropriated balances are available to cover the amount of the contract as required by N.J.A.C. 5:30-14.5 and that fees for the aforementioned bond counsel services shall be made available by appropriate inclusion in either an annual municipal budget which includes current, revenue sharing and utility provisions, by budget amendments for Federal program spending or by inclusion in an appropriate bond ordinance.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Harmony authorizes the Mayor and Clerk of the Township of Harmony to enter into a contract with the professionals as described herein on and in behalf of the Township of Harmony for 1 year; for the calendar year 2015 and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this Resolution; and

BE IT FURTHER RESOLVED that a notice of this action shall be printed once in a legally designated publication.

CERTIFICATION

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, Warren County, New Jersey is a true and correct copy of a Resolution approved by the Township Committee of the Township of Harmony at a regular meeting held on March 3, 2015.

Kelley D. Smith, Municipal Clerk

TOWNSHIP OF HARMONY
COUNTY OF WARREN
RESOLUTION NO. 15-12
SUPPLEMENTARY RESOLUTION SPECIFYING 2015 SALARIES
AND WAGES FOR TOWNSHIP OFFICIALS AND EMPLOYEES

WHEREAS, there is a need to supplement said ordinance by specifying the salaries and wages of the various municipal officials and employees from time to time;

NOW, THEREFORE BE IT RESOLVED by the Harmony Township Committee that the municipal salaries and wages are as follows retroactively to January 1, 2014:

Municipal Clerk/Assessment Search Official.....	\$68,919.00
Tax Assessor.....	\$18,778.00
Tax Collector/Tax Search Official.....	\$28,756.00
Chief Financial Officer.....	\$29,574.00
Township Committee Member - 2 each.....	\$ 4,493.00
Mayor.....	\$ 4,669.00

Zoning/Code Enforcement Officer.....	\$ 12,382.00
Public Officer.....	\$ 1,005.00
Land Use Board Secretary.....	\$ 7,578.00
Municipal Emergency Management Coordinator/9-1-1 Coord.....	\$ 4,287.00
Deputy Municipal Emergency Management Coord/9-1-1 Coord.....	\$ 2,546.00
Recycling Coordinator/Clean Communities Coordinator.....	\$ 2,948.00
Animal Control Officer.....	\$ 2,400.00
Groundskeeper/Scheduler.....	\$ 500.00 per year
Office assistant/deputy registrar.....	\$ 15.61 per hour
Road Supervisor.....	\$ 33.53 per hour
Laborer #1.....	\$ 25.13 per hour
Laborer #1 (when in supervisory position).....	\$ 27.17 per hour
Seasonal "On-Call" Winter DPW Laborer	\$ 16.65 per hour
Seasonal "On-Call" Summer DPW Laborer.....	\$ 16.65 per hour
Members of the Board of Health.....	\$ 25.89 per meeting

I, Kelley D. Smith, Municipal Clerk of the Township of Harmony, do hereby certify the foregoing to be a true copy of a Resolution duly and unanimously adopted by the Harmony Township Committee at its March 3, 2015 meeting.

Kelley D. Smith, Municipal Clerk

Township of Harmony
Warren County, New Jersey

R:15-13

On a motion made by Tipton and seconded by Cornely the following resolution was adopted by the Township Committee of Harmony on March 3, 2015.

RESOLUTION GRANTING APPROVAL ON SUPPORT OF WARREN COUNTY'S PURCHASE OF A DEVELOPMENT EASEMENT ON JOHN H. & JEAN M. SMITH FARM #2 BLOCK 14 P/O LOT 9 IN HARMONY TOWNSHIP CONSISTING OF APPROXIMATELY 39.14 (+3%) ACRES

WHEREAS, the Warren County Agriculture Development Board (WCADB) has determined that the property known as the John H. & Jean M. Smith Farm #1, owned by John H. & Jean M. Smith, located on Block 14 p/o Lot 9 in Harmony Township, consisting of approximately 39.14 (+3%) net acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on June 10, 2014 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on December 11, 2014 the State Agricultural Development Committee has certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date of June 28, 2014 with an estimated total value of \$234,840.00; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Harmony Township, and said tract falls within a predetermined

County Agricultural Development Area and is in the West Project Area and property is located in the Highlands Preservation Area; and

WHEREAS, the pressures from development have significantly heightened the degree of imminence of change of land use from productive agriculture to non-agriculture uses; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Harmony Township and Warren County; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its March 26, 2015 meeting; and

WHEREAS, this farm, known as J&J Smith Farm #2, will be preserved simultaneously with the remaining part of Block 14 Lot 9 in Harmony Township (approximately 69.9 acres), and Block 12 Lot 20 in White Township consisting of approximately 79.31 acres and known as J&J Smith Farm #1; and

WHEREAS, the landowner must subdivide Farm #1 and Farm #2 prior to preservation; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 19, 2015, the Warren County Agriculture Development Board is expected to approve the funding for the development easement with estimated cost share with no cost share contribution by Harmony Township as follows: SADC \$3,900 per acre, Warren County \$2,100 per acre.

WHEREAS, the WCADB approval will include the following conditions:

- a. No existing buildings on premises
- b. No existing agriculture labor housing on premises
- c. One non-severable exception area of one acre restricted to one future single family residence
- d. No Residual Dwelling Site Opportunities (RDSO's)
- e. No preexisting non-agricultural uses on premises
- f. No proposed trails
- g. Utility easements
- h. Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage
- i. Subdivision and simultaneous preservation of Farm #1

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Harmony as follows:

The Township Committee hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

Roll Call Vote: Ayes: Tipton, Cornely

I Kelley D. Smith, Municipal Clerk, hereby certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Harmony on the date above-mentioned.

Kelley D. Smith, Municipal Clerk

Township of Harmony
Warren County, New Jersey

R:15-14

On a motion made by Tipton and seconded by Cornely the following resolution was adopted by the Township Committee of Harmony on March 3, 2015.

RESOLUTION GRANTING APPROVAL ON SUPPORT OF WARREN COUNTY'S PURCHASE OF A DEVELOPMENT EASEMENT ON THE JOHN H. & JEAN M. SMITH FARM #1 BLOCK 14 P/O LOT 9 IN HARMONY TOWNSHIP AND BLOCK 12 LOT 20 IN WHITE TOWNSHIP CONSISTING OF APPROXIMATELY 79.31 (+3%) ACRES

WHEREAS, the Warren County Agriculture Development Board (WCADB) has determined that the property known as the John H. & Jean M. Smith Farm #1, owned by John H. & Jean M. Smith, located on Block 14 p/o Lot 9 in Harmony Township and Block 12 Lot 20 in White Township, consisting of approximately 79.31 (+3%) net acres, has available for purchase a development easement in accordance with the requirements of the farmland preservation program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on June 10, 2014 it was determined by the State Agriculture Development Committee (SADC) that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on December 11, 2014 the State Agricultural Development Committee has certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of the current valuation date of June 28, 2014 with an estimated total value of \$364,826; and

WHEREAS, the property is part of the approved Warren County Planning Incentive Grant application and is funded by the Warren County Open Space, Farmland, Recreation and Historic Preservation Trust Fund; and

WHEREAS, the tract would encourage the survivability of production agriculture in Harmony Township, and said tract falls within a predetermined County Agricultural Development Area and is in the West Project Area and property is located in the Highlands Preservation Area; and

WHEREAS, the pressures from development have significantly heightened the degree of imminence of change of land use from productive agriculture to non-agriculture uses; and

WHEREAS, the purchase of the development easement on the property will encourage the survivability of the productive agriculture in Harmony and White Townships and Warren County; and

WHEREAS, on March 12, 2015, the White Township Committee is expected to approve the owner's application for sale of the development easement, but is not participating financially in the easement purchase; and

WHEREAS, preliminary approval for the purchase of development rights on this farm has been granted by the State Agricultural Development Committee; and

WHEREAS, the SADC is expected to grant final approval for funding amount on said application at its March 26, 2015 meeting; and

WHEREAS, this farm, known as J&J Smith Farm #1, will be preserved simultaneously with the remaining part of Block 14 Lot 9 in Harmony Township, consisting of approximately 39.14 acres and known as J&J Smith Farm #2; and

WHEREAS, the landowner must subdivide Farm #1 and Farm #2 prior to preservation; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 19, 2015, the Warren County Agriculture Development Board is expected to approve the funding for the development easement with estimated cost share with no cost share contribution by Harmony or White Townships as follows: SADC \$3,160 per acre, Warren County \$1,440 per acre.

WHEREAS, the WCADB approval will include the following conditions:

- j. One existing single family residence, one garage, one barn with silo, one shed, one Morton building on premises
- k. No existing agriculture labor housing on premises
- l. No exception areas
- m. No Residual Dwelling Site Opportunities (RDSO's)
- n. No preexisting non-agricultural uses on premises
- o. No proposed trails
- p. Utility easements
- q. Warren County is requesting SADC funding for a 3% buffer on the final surveyed acreage
- r. Subdivision and simultaneous preservation of remainder Farm #2

NOW THEREFORE BE IT RESOLVED, by the Township Committee of Harmony as follows:

The Township Committee hereby grants permission for the purchase of the development easement by the County of Warren under the Farmland Preservation Act as set forth above and will not be participating in cost share.

Roll Call Vote: Tipton, Cornely

I, Kelley D. Smith, Municipal Clerk, hereby certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Harmony on the date above-mentioned.

Kelley D. Smith, Municipal Clerk

Harmony Township
Warren County, New Jersey
R:15-17
Appointing Resolution

A RESOLUTION TO APPOINT A SEASONAL EMPLOYEE FOR THE ROAD DEPARTMENT

Whereas, Harmony Township has determined the need for an additional on-call seasonal employee for the 2015 winter season;

Whereas, Robert Mueller, has place on file an application for employment indicating his qualifications and residency within Harmony Township;

Whereas, the salary established in Resolution No.15-12 is \$16.65 per hour;

Whereas, no paid medical/vacation/sick or paid holiday benefits will be offered with this position;

Now, therefore be it resolved, that Robert Mueller be appointed as an additional winter seasonal “on call” Road Department Employee established by this resolution.

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 March 3, 2015.

Kelley D. Smith
Municipal Clerk

Correspondence

1. Warren County Resolution 96-15; A Resolution to Amend the Warren County Solid Waste Management Plan with Conditions to Include S. Rotondi and Sons, Inc. As a Class B Recycling Center and Limiting the Recycling Center’s Class B and C Site Capacity
2. Request from Big Brothers/Big Sisters asking to Harmony Township to Sponsor a Clothing Collecting Bin.
Municipal Clerk will inform them that the volunteer fire department has priority. Consider doing an ordinance.
3. Warren County Health Department; Letter Regarding Participating in the Mayors Wellness Campaign.
4. Warren County Planning Department; Letter Regarding and Amendment to the Warren County Development Regulations.
5. Warren County Freeholders; Invitation to an Informational Forum on the “Secrets of the Highlands” by Patrick Moffitt on March 9th at 7pm.

New
Business

1. Motion by Tipton, seconded by Cornely to adopt Resolution 15-15; a Resolution Introducing the 2015 Municipal Operating Budget

**TOWNSHIP OF HARMONY
COUNTY OF WARREN
STATE OF NEW JERSEY
R:15-15**

WHEREAS, the Township of Harmony is holding a meeting on March 3, 2015, for the purpose of introducing the 2015 Municipal Budget and conducting other matters; and,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Harmony, Warren County, New Jersey, that the Township of Harmony hereby petitions the Director of the Division of Local Government Services that the 2015 Local Municipal Budget be introduced and approved on March 3, 2015.

2015 HARMONY TOWNSHIP MUNICIPAL BUDGET

Surplus anticipated general revenues	\$ 740,000.00
Total Miscellaneous revenue	614,701.00
Receipts from Delinquent Taxes	150,175.00
Local Property Taxes	<u>1,294,429.00</u>
Total General Revenues	<u>\$2,799,305.00</u>

Total Operations	
Salaries and Wages	\$ 388,479.00
Other Expenses	1,168,065.00
Capital Improvements	50,000.00
Deferred Charges & Statutory Expend.	65,802.00
Debt Service	332,316.00
Reserve for Delinquent Taxes	794,643.00
Total 2015 Municipal Budget	<u>\$2,799,305.00</u>
2015 Municipal Tax Rate	0.2706

Motion: Tipton
Second: Cornely
Committee Polled: Tipton, Cornely

It is hereby certified that this is a true and accurate copy of a Resolution adopted by the governing body of the Township of Harmony at a regular meeting held March 3, 2015, at the Harmony Township Municipal Building.

Witness my hand and the SEAL of the Township of Harmony.

SEAL:

Kelley D. Smith, Township Clerk

2. Motion by Tipton, seconded by Cornely to adopt Resolution 15-16; a Resolution to Include a Special Item of Revenue in the 2015 Municipal Budget.

**TOWNSHIP OF HARMONY
COUNTY OF WARREN
STATE OF NEW JERSEY
R:15-16**

WHEREAS, the 2015 Local Municipal Budget was introduced on the 4th day of March, 2015; and,

WHEREAS, during the fiscal year 2015 the Township of Harmony has been allocated a state grant for various programs in the amount of \$130,645.00.

NOW, THEREFORE BE IT RESOLVED, that petition be made herewith to the Director of the Division of Local Government Services that the 2015 Local Municipal Budget include a special item of revenue under the heading of "**Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services-Public and Private Revenues Offset with Appropriations:**"

Clean Communities Program-CY 2015	\$ 10,129.00
Recycling Tonnage Grant	516.00
Warren County MCCTFC-Hoff-Vanatta	<u>120,000.00</u>
	\$ <u>130,645.00</u>

Motion: Tipton
Second: Cornely
Committee Polled: Cornely, Tipton

I, Kelley D. Smith, Clerk of the Township of Harmony, County of Warren do hereby certify foregoing to be a true and accurate copy of a Resolution

adopted by the Harmony Township Committee at a meeting of said Township Committee held on March 3, 2015.

Witness my hand and the SEAL of the Township of Harmony.

SEAL:

Kelley D. Smith, Township Clerk

3. Motion by Tipton, seconded by Cornely and all in favor to authorize the Mayor and Clerk to Execute a Contract between Harmony Township and the Land Conservancy of New Jersey for Services in 2015 for the Amount of \$11,000.00.
4. Consideration of Harmony Sand & Gravel 2015 Operating Permit Application and Public Hearing has been carried to the April Agenda.

Old
Business

1. Consideration of Harmony Sand & Gravel 2014 Operation Permit and Public Hearing has been carried to the April Agenda.

Vouchers

Motion by Cornely, seconded by Tipton to approve payment of bills submitted by the CFO at this time. Roll Call: Ayes: Tipton, Cornely

Public
Comment

None

Adjourn

Motion by Cornely, seconded by Tipton and all in favor to adjourn the meeting at this time.

Kelley D. Smith, Municipal Clerk