CALL TO ORDER BY MAYOR

OPEN PUBLIC MEETINGS

STATEMENT

PLEDGE OF ALLEGIANCE

ROLL CALL:

CONSENT AGENDA:
MOTION TO APPROVE THE CONSENT AGENDA WHICH INCLUDES THE FOLLOWING WHEN AVAILABLE

Reports:  
Attorney Report  
Engineer Report  
Zoning Report  
Minutes: June 7, 2022

Resolutions:  
R:22-26; DOT Grant Submission for the River Road Resurfacing Project  
R:22-27; DOT Grant Submission for Ridge Road, Section 3 Project

CORRESPONDENCE REVIEW:
1. Fiscal Year 2023 Appropriation Announcement of Municipal Planning Incentive Grants from the NJSADC

NEW BUSINESS:
1. Transmix Discussion

2. Sale of surplus property known as Block 24, Lot 7  
-1 bid received in the amount of $6,500.00 from Christopher Nemeth

Motion to adopt the following Resolution:  
R:22-25; A Resolution Of The Township Of Harmony, County Of Warren, State Of New Jersey Authorizing The Sale Of Certain Property Owned By the township And Not Required For Public Purposes And More Commonly Known As Block 24, Lot 7

OLD BUSINESS:
1. Public Hearing and Consideration of Ordinance O:22-3; Junkyards and Junk Dealers, of the Code of the Township of Harmony to require an escrow for all applications

-Motion to open to the public  
-Public Comments  
-Motion to close to the public  
-Motion to adopt
2. Discuss Road Projects Funding Issues  
   Fox Farm/Ridge Road/Others

3. Short Term Rental Ordinance Discussion

4. Dakota Solar Project Discussion

**VOUCHERS:** Approval of vouchers for payment

**EXECUTIVE SESSION:** (if necessary)

**PUBLIC COMMENTS:**

**ADJOURN**
Motion to adjourn the Meeting

**NOTICE**
*This Agenda is subject to change by order of the Harmony Township Committee before, and/or during the scheduled meeting*
To: Harmony Township Committee  
From: Katrina Campbell  
Re: July 2022 Meeting Report  
July 8, 2022  

Today is my last day in private practice. I wanted to thank all of you from the bottom of my heart. It has been a pleasure to represent the Township of Harmony for the last 13 years and to live here for 8 of those years. I am going to miss all of you very much, but I am sure I will run into you from time to time because I am not going to stop going to Tipton’s Tavern. Thursday Night trivia is my new favorite thing. If I can be of any assistance, please do not hesitate to reach out.

It has been a rather slow month and I only have two things to report.

**Block 24, Lot 7:** Letters were sent out to all adjacent property owners asking them if they would be interested in bidding on this property. The Township received one bid from Chris Nemeth offering $6,500. Attached is a Resolution that the Township can use to award the property if you so choose.

**ELT:** I have an email out to ELT to inquire as to the status of the clean up on the Witco property. They will be providing a report next week to Kyle and Kelley.
Township of Harmony
Warren County, New Jersey
R:22-26

A Resolution To Approve Submission Of A Grant Application And To Execute A Grant
Contract With The New Jersey Department Of Transportation For The River Road Resurfacing
Project

NOW, THEREFORE, BE IT RESOLVED that Committee of Harmony Township
formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit
an electronic grant application identified as “MA-2023-River Road, Resurfacing - 00258” for
Harmony Township to the New Jersey Department of Transportation on behalf of Harmony
Township.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign
the grant agreement on behalf of Harmony Township and that their signature constitutes
acceptance of the terms and conditions of the grant agreement and approves the execution of the
grant agreement.

Certified as a true copy of the Resolution adopted by the Committee on this 12th day of July
2022.

__________________________
Kelley Smith, Municipal Clerk

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute
acceptance of the terms and conditions of the grant agreement and approve the execution of the
grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

__________________________  __________________________
(Clerk)                       (Presiding Officer)
Township of Harmony  
Warren County, New Jersey  
R:22-27

A Resolution To Approve Submission Of A Grant Application And To Execute A Grant Contract With The New Jersey Department Of Transportation For Ridge Road, Section 3, Project

NOW, THEREFORE, BE IT RESOLVED that Committee of Harmony Township formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as “MA-2023-Ridge Road, Section 3 - 00506” for Harmony Township to the New Jersey Department of Transportation on behalf of Harmony Township.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Harmony Township and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Committee on this 12th day of July 2022.

____________________________
Kelley Smith, Municipal Clerk

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL ____________________________    ____________________________  
(Clerk)    (Presiding Officer)
June 13, 2022

Hon. Brian Tipton, Mayor
Harmony Township, Warren County
3003 Bevidere Road
Phillipsburg, NJ 08865

Re: Fiscal Year 2023 (FY23) Appropriation Announcement
Municipal Planning Incentive Grants

Dear Mayor Tipton:

In preparation for FY23 appropriations, we wanted to provide you with the attached information on Harmony Township's Planning Incentive Grant (PIG). The Municipal and County PIG regulations set forth the eligibility requirements for annual grant funding along with how base grant funds are to be allocated based on expenditure performance over the prior three funding cycles.

**Annual Grant Eligibility:** Please see the enclosed resolution approved by the SADC on May 26, 2022. Because Harmony Township submitted its annual PIG application and has an up-to-date comprehensive farmland preservation plan, it is eligible for a FY23 allocation.

**Base Grant Allocation:** For the County PIG Program, the FY23 base grant eligibility will be based on the total grants allocated in FY18, FY20 & FY21 compared to expenditures, and the Municipal PIG Program will be evaluated based on FY19, FY20, & FY21 funding cycles.

The deadline for expenditures to count toward the FY23 appropriation performance analysis is August 15, 2022.

Since 2014, the Preserve New Jersey Act allocates a percentage of the Corporate Business Tax (CBT) to the Farmland Preservation Program for the preservation and stewardship of farmland in the State. The SADC’s appropriations have adapted to the fluctuations in CBT fund revenue levels by appropriating funds in a manner that focuses on specific acquisition programs (County vs. Municipal vs. Nonprofit vs. State Direct Easement Purchase) each year, recognizing there have been insufficient resources to fully fund all programs each year.

This will be the first year that the Preserve New Jersey Act [Section 1.1(b)(1)] requires the Garden State Preservation Trust to review the appropriation and expenditure performance of each program funded under the Act (Farmland Preservation Program, Green Acres Program and N Historic Trust) and recommend to the legislature, if appropriate, revised allocation of funding among the entities. Currently the Farmland Preservation Program is allocated 31% of the 6% of

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revenue derived from the corporate business tax. As we move into the 40th anniversary of Farmland Preservation, we hope to maintain our current level of funding and your partnership is essential to ensuring timely expenditure of Farmland Preservation funds.

Thank you for your dedication and commitment to the Farmland Preservation program. If you have any questions or thoughts on ways in which SADC staff can further assist throughout the application and/or closing process, please feel free to contact Stefanie Miller, Acquisition Program Manager, at stefanie.miller@ag.nj.gov or 609-984-2504.

Sincerely,

Susan E. Payne
Executive Director

Enclosure: Financial spreadsheet
FY2023 PIG Program Resolution


1 signed resolution to be provided when the Governor approves the minutes of the May SADC meeting.
### SADC Municipal Pig Financial Status
#### Harmony Township, Warren County

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### Additional Information
- **Total SADC Grant**: 24,012.00
- **Total AADC Grant**: 41,073.00
- **Total Federal Grant**: 739,002.30
- **Total Pigs**: 24,012
- **Total Repay**: 0
- **Total Balance**: 739,002.30

**June 4, 2022**
§ 2:76-17A.8 Annual funding eligibility

(a) For each municipal planning incentive grant funding cycle, the Committee shall establish the amount of the base grant available to each municipality that has received approval of an annual planning application, pursuant to the following:

1. The Committee shall review the municipality's performance over the previous three funding cycles to determine if the municipality has expended State cost share funds on a timely basis. The degree to which the municipality has expended all previously allocated grant funding will determine to what extent the municipality is eligible to receive the minimum annual base grant for the next funding cycle according to the following:

i. If the municipality has expended at least 50 percent of the total grant funds appropriated to the municipality in the previous three funding cycles, the municipality is eligible for 100 percent of the maximum base grant available to it;

ii. If the municipality has expended at least 25 percent, but less than 50 percent of the total grant funds appropriated to the municipality in the previous three funding cycles, the municipality is eligible for 50 percent of the maximum base grant available to it; or

iii. If the municipality has expended less than 25 percent of the total grant funds appropriated to the municipality in the previous three funding cycles, the municipality is ineligible for a base grant award.

2. The Committee may adjust any municipality's base grant eligibility, or withhold a base grant entirely, based on factors including, but not limited to, projected expenditures as described in its annual planning application, availability of unexpended grant balances, past performance, and sufficient need.

3. The municipality shall expend funds within three years of the date the funds are appropriated or risk the loss of those funds and funding eligibility in subsequent funding cycles.

(b) For each funding cycle, the Committee shall establish a maximum combined amount of planning incentive grant funds that any municipality may receive from both its base grant and from the competitive grant fund.

1. The SADC shall identify the total amount of funds available for expenditure in the competitive grant fund for each funding cycle.

2. If at any time during the funding cycle, a municipality seeks final approval for an eligible farm for which there are insufficient funds remaining in the municipality's base grant, the request for final approval will be applied to the funding available in the competitive grant fund pursuant to N.J.A.C. 2:76-17A.14.

i. Competitive grant funds will be available to municipalities having received approval of an annual planning application submitted pursuant to N.J.A.C. 2:76-17A.7 regardless of base grant eligibility.

3. Municipalities may continue to qualify for funds available in the competitive grant fund up to the total maximum grant eligibility established pursuant to this subsection.
STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2022R5(3)

APPROVAL OF
MUNICIPAL PLANNING INCENTIVE GRANT ("PIG") APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES
FY 2023 PIG PROGRAM
May 26, 2022

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.); and

2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm; and

3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and

4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, recent amendments to Subchapter 17A (N.J.A.C. 2:76-17A), effective August 3, 2020, were made to enhance the planning incentive grant program; and
WHEREAS, as a condition of eligibility for a grant, a county’s comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year’s applications and expenditure of Committee funds previously allocated; and

WHEREAS, to date, the SADC has received 44 comprehensive farmland preservation plans and municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, the 44 municipal planning incentive grant participants identified 95 project areas in 9 counties and targeted 2,161 farms and 94,389 acres at an estimated total cost of $1,159,206,222, with a ten-year preservation goal of 59,550 acres as summarized in the attached Schedule A; and

WHEREAS, of the 44 municipalities, 31 applied for funding under the 2023 Municipal Planning Incentive Grant Program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities’ applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, 24 of the 31 municipalities that applied for funding under the 2023 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, Kingwood Township, Hunterdon County; and West Amwell Township, Hunterdon County, have comprehensive farmland preservation plans greater than 10 years old and are actively revising these plans and anticipate readoption in advance of the SADC’s approval of the FY2023 appropriation request; and
WHEREAS, five (5) municipalities, East Amwell Township, Hunterdon County; Holmdel Township, Monmouth County; Manalapan Township, Monmouth County; Hillsborough Township, Somerset County; and Montgomery Township, Somerset County, have comprehensive farmland preservation plans greater than 10 years old; and

WHEREAS, since a municipality must review and readopt its comprehensive farmland preservation plan every 10 years in accordance with N.J.A.C. 2:76-17A.4(b), the above five municipalities are currently not eligible for additional grant funding pursuant to N.J.A.C. 2:76-17A.3(a)3.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning Incentive Grant applications submitted under the FY23 program funding round, and eligible for funding, as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that the SADC’s approval of the Municipal Planning Incentive Grant application for Kingwood Township, Hunterdon County; and West Amwell Township, Hunterdon County is conditioned upon readoption of their comprehensive farmland preservation plans prior to SADC’s approval of its FY23 appropriation request; and

BE IT FURTHER RESOLVED, a municipalities’ decision to not apply to the 2023 Municipal Planning Incentive Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC’s approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality’s funding plan and adjust the eligibility of funds based on the municipality’s progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC’s issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that the SADC’s approval is conditioned upon the Governor’s review period pursuant to N.J.S.A 4:1C-4f.
VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock  
YES

Gina Fischetti (rep. DCA Commissioner Oliver)  
YES

Denis C. Germano, Esq.  
ABSENT

Pete Johnson  
YES

Cecile Murphy (rep. DEP Commissioner LaTourette)  
ABSENT

Roger Kumpel  
YES

Brian Schilling (rep. Executive Dean Lawson)  
ABSENT

Julie Krause (rep. State Treasurer Muoio)  
YES

James Waltman  
YES

Richard Norz  
YES

Douglas Fisher, Chairperson  
YES

https://serp.sharepoint.com/sites/AG/SADC/Planning/PIG Planning/Municipal PIG/2023 Municipal PIG/Resolutions/Mun PIG 2023 final approval Resolution 052622.doc
## Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT**

**APPLICATION SUMMARY**

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<th>County / Municipality</th>
<th># of Project Areas</th>
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<th>Targeted Farms Acreage</th>
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## Schedule A

### COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT

#### APPLICATION SUMMARY

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### Schedule A

#### COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT

**APPLICATION SUMMARY**

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<th># of Targeted Farms</th>
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**County Totals**

(18) 135 4,916 204,412 $2,163,952,585 9,765 46,313 $5,625 $189,223

**Municipal Totals**

(44) 95 2,161 94,289 $1,159,206,222 7,977 33,839 $9,550 $812,893

**Note:** In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

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### 203 MUNICIPAL PLANNING INCENTIVE GRANT APPROVAL APPLICATIONS

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Harmony Township  
Warren County, New Jersey  
O:22-3

AN ORDINANCE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING SECTION 107 "JUNKYARDS AND JUNK DEALERS," OF THE CODE OF THE TOWNSHIP OF HARMONY TO REQUIRE AN ESCROW FOR ALL APPLICATIONS

WHEREAS, in recent years the Township has expended a considerable amount of the resources in professional fees to review junkyard applications submitted to the Township; and

WHEREAS, the Township performed a review of application fees for other municipalities in New Jersey and found that its fee of $350 is considerably less than what other municipalities charge; and

WHEREAS, the Township feels it would be more fair to the applicant to require an escrow instead of a larger application fee because it leaves the potential for the application to have some of its escrow returned if it not used;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Harmony, in the County of Warren, State of New Jersey, as follows:

SECTION 1.

Chapter 107-3 Application for license

A. Any person, firm, association, partnership or corporation desiring to obtain a license as herein required shall file with the Township Clerk a written application signed by the applicant or applicants. The application shall state:

(1) The name and residence of the applicant and, if a firm, association or corporation, the name and address of the officers and the registered agent or partners; and

(2) The detailed nature of the business to be conducted and the classes of material which it is proposed to store therein, the premises at which it is proposed to establish the business, including a full description of such premises, and whether the applicant owns the premises or leases them.

B. In addition to the written application set forth in subsection (A), the applicant shall submit $1,000 to the Township of Harmony to be placed in an escrow account maintained by the Township. The account shall be subject to the costs of any legal, engineering, planning, and other professional services rendered in conjunction with the Township’s review of the application.

[00783092-1]
(1) In the event the actual costs of administration of the application exceed or are reasonably anticipated to exceed the escrow funds remaining on deposit with the Township, the applicant shall be so notified and shall be required to post such additional escrow fees which shall be anticipated to be necessary to reimburse the Township for the costs of professional services rendered on account of the administration of such application.

(2) In the event the fees deposited into the escrow account exceed the actual costs, the applicant may obtain a refund.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistencies only.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect after final passage and publication in accordance with law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced to pass on the first reading meeting of the Township Committee of the Township of Harmony held on June 7, 2022, and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on July 12, 2022 at 6:00 p.m. or as soon thereafter as the Township 3003 Belvidere Road, Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

______________________________
Kelley Smith, Township Clerk
Harmony Township  
Warren County, NJ  
R:22-25

A RESOLUTION OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE TOWNSHIP AND NOT REQUIRED FOR PUBLIC PURPOSES AND MORE COMMONLY KNOWN AS BLOCK 24, LOT 7

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13.2 requires that whenever a municipality intends to sell real property which is less than the minimum size required for development under the municipal zoning ordinance and is without any capital improvements thereon, it shall accord the owner or owners of any contiguous to such real property the right of prior refusal to purchase such land; and

WHEREAS, the Township of Harmony is the owner of certain real property known as Block 24, Lot 7; and

WHEREAS, the Township’s records indicate that Block 24, Lot 7 is less than the minimum size required for development under the municipal zoning ordinance and the property is without any capital improvements; and

WHEREAS, said property is not needed for public use, and the Township Committee has determined that it is in the best interest of the Township to sell the property; and

WHEREAS, the Township sent letters to the four adjacent property owners offering the property for sale; and

WHEREAS, Christopher Nemeth of 55 Reservoir Road was the only resident who submitted an offer to purchase the property for $6,500.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Harmony, County of Warren, State of New Jersey, that:
1. The property known as Block 24, Lot 7 was offered to all contiguous property owners as required by N.J.S.A. 40A:12-13.2.
2. The said property shall be sold pursuant to the bid on file with the Township Clerk’s Office for $6,500 to Christopher Nemeth of 55 Reservoir Road in Harmony Township.
3. If any section or provision of this Resolution shall be held invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Resolution, except so far as the section of the provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Adopted: July 12, 2022

I, Kelley Smith, Clerk of the Township of Harmony, County of Warren, do hereby certify that the foregoing is a true and exact copy of the resolution adopted by the Township of Harmony Committee on July 12, 2022.

Kelley Smith, CMC  
Township Clerk

(00367935-1)
June 9, 2022

Jane Bullis
Merrick Creek Reservoir
34 Merrick Creek Road
Washington, NJ 07882

Re: Harmony Township’s Offer to Sell Block 24, Lot 7

Dear Ms. Bullis:

Please be advised that this office serves as legal counsel to the Township of Harmony. In that regard, the Township is in the process of preparing properties owned by the Township for sale. New Jersey law permits us to offer undersized lots to adjacent property owners first. As you are adjacent to Block 24, Lot 7, the Township would like to offer you the opportunity to bid on the property. The minimum bid set by the Township Committee is $5,000.

Accordingly, the Township will entertain your best offer for the purchase this lot. If you wish to submit a bid, please do so by on or before June 30, 2022 to the Township and the bids will be opened and awarded to the highest bidder at the July 12th meeting of the Township Committee. Please submit your bid in a sealed envelope in person or by mail to the Township Clerk, 3003 Belvidere Road, Phillipsburg, NJ 08865.

If your bid is accepted, payment of the full purchase price must be made by cash, certified or bank check made payable to the Township of Harmony, on or before 4:00 p.m. on July 30, 2022, otherwise your bid will be rejected. The Township reserves the right to reject all bids. Upon taking title to this lot, the Township will merge it with your adjacent lot.

In the meantime, if you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

Katrina L. Campbell

cc: Township Clerk (email only)

(00786415-1)
June 9, 2022

Eric and Shannon Schaffer
75 Reservoir Road
Stewartsville, NJ 08886

Re: Harmony Township’s Offer to Sell Block 24, Lot 7

Dear Mr. & Mrs. Schaffer:

Please be advised that this office serves as legal counsel to the Township of Harmony. In that regard, the Township is in the process of preparing properties owned by the Township for sale. New Jersey law permits us to offer undersized lots to adjacent property owners first. As you are adjacent to Block 24, Lot 7, the Township would like to offer you the opportunity to bid on the property. The minimum bid set by the Township Committee is $5,000.

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In the meantime, if you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

Katrina L. Campbell

cc: Township Clerk (email only)
(90786415-1)
June 9, 2022

Mr. and Mrs. Lotter
73 Reservoir Road, RR 1 Box 21B
Stewartsville, NJ 08886

Re: Harmony Township’s Offer to Sell Block 24, Lot 7

Dear Mr. & Mrs. Lotter:

Please be advised that this office serves as legal counsel to the Township of Harmony. In that regard, the Township is in the process of preparing properties owned by the Township for sale. New Jersey law permits us to offer undersized lots to adjacent property owners first. As you are adjacent to Block 24, Lot 7, the Township would like to offer you the opportunity to bid on the property. The minimum bid set by the Township Committee is $5,000.

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In the meantime, if you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

Katrina L. Campbell

cc: Township Clerk (email only)

(007856415-1)
June 9, 2022

Re: Harmony Township’s Offer to Sell Block 24, Lot 7

Dear Mr. Nemeth:

Please be advised that this office serves as legal counsel to the Township of Harmony. In that regard, the Township is in the process of preparing properties owned by the Township for sale. New Jersey law permits us to offer undersized lots to adjacent property owners first. As you are adjacent to Block 24, Lot 7, the Township would like to offer you the opportunity to bid on the property. The minimum bid set by the Township Committee is $5,000.

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In the meantime, if you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,

Katrina L. Campbell

cc: Township Clerk (email only)
    Alan Lowcher, Esq. (via email only)

(00786415-1)