

5/2/2017 - Minutes

1. SALUTE TO THE AMERICAN FLAG

The Chair led all assembled in a Salute to the American flag.

2. STATEMENT

"Pursuant to Section, Chapter 231. P.L. 1975 this is to state for the record that adequate notice of this meeting has been provided to the public by posting and maintaining the annual notice of regular meetings on the Bulletin Board of the Municipal Building, by mailing the annual notice of regular meetings for 2017 to the News-Record and Star Ledger in December 2016 and by filing said notice in the office of the Township Clerk.

3. ROLL CALL

Mr. Victor De Luca, Mrs. India Larrier, Mr. Greg Lembrich, Mr. Frank McGehee.

ALSO PRESENT: Elizabeth J. Fritzen, Township Clerk, Joseph Manning, Township Administrator, Roger J. Desiderio, Township Attorney and Sonia Alves-Viveiros, Assistant Township Administrator.

ABSENT: Ms. Nancy J. Adams, Deputy Chair.

The Township Clerk read the following:

**WHEREAS**, Chapter 231. P.L. 1975 commonly known as the "Open Public Meeting Act," requires that all meetings of Public Bodies be open to the public; and

**WHEREAS**, Section 7.a. provides that the Governing Body has the discretion to permit, prohibit or regulate the active participation of the public at any meeting; and

**WHEREAS**, it is the desire of the Governing Body to comply with the provisions of this act and at the same time conduct its business in an orderly and expeditious manner.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Maplewood that does hereby prohibit, except as set forth in the formal agenda, active participation in the deliberations of the Governing Body by the public and except as otherwise prescribed by law, does limit the public to observation of the actions and discussions of the Governing Body at all its regular and special meetings.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

4. MAYORS INTRODUCTION

Mayor De Luca gave an overview of the evening's agenda. First there will be a proclamation recognizing Older Americans Month for 2017. Then under Boards and Committees there is an appointment of a Historic Preservation Commissioner and there is another appointment or action, which is rather in line with the Township Committee's decision that you can only sit on one (1) volunteer Board or Committee, If a person is on two (2) boards the Township Committee will reappoint that person to one (1) board and remove them from any other. Then there is the first public comment session. The first resolution is a resolution regarding the Maplewood Village Alliance Budget for 2017 and the hearing, and the second resolution is regarding the Springfield Avenue Partnership Budget for 2017 and the hearing. There is a presentation to the Governing Body by the Township's Tax Assessor Edward N. Gallante. Monthly Board of Health meeting, there is an ordinance on final passage on certain fees for The Woodland and the Burgdorff

Center for Performing Arts. Three new ordinances; one is dealing with the Township's Volunteer Committees and their appointments of Chair among members, second is a ordinance which is classification of employment positions and third is an ordinance regarding no parking here to corner on Indiana and Springfield Avenue.

Mayor De Luca, stated there is one discussion item; the Open Space Trust Fund recommendation for \$50,000.00 for tree replanting. Mr. McGehee has requested to add another discussion item regarding Port-O-Potties on the front lawns of resident homes and what should be the preferred location. Then the consent agenda has ten (10) items. The Township Committee will be removing Resolution 88-17 as the Township Committee is still waiting for the back-up material. The consent agenda includes purchasing Police vehicles, transferring funds between Open Space Trust Fund, approving environmental services contract, confirming the assessment roles of both the Maplewood Village Alliance and the Springfield Avenue Partnership regarding their 2017 budgets. A resolution on bills and claims, and then will approve open and closed session minutes for April 18th. There will be a second public comment period, will have administrative reports, and reports from elected officials and then will adjourn.

## 5. PROCLAMATION - Older Americans Month 2017

Proclamation - Older Americans Month 2017

Mrs. Larrier read the proclamation for Older Americans Month 2017.

Kurt Kiley, stated that he has been involved with seniors actually since he was very young. The Pastor of Mr. Kiley's church would take him to seniors who needed help doing odd jobs around the house and move things out of their attics and things like that. The seniors treated Mr. Kiley with respect which was kind of odd because older adults never really gave 13 year old boys much attention except if you were doing something wrong. Mr. Kiley stated that he met Irene Dunsavage and they started learning about the needs of Seniors. Seniors are a vital piece of machinery that make Maplewood the great Town that it is. Seniors are involved in volunteering, forming parades and celebrations and they volunteer time on committees. Mr. Kiley stated if the seniors would go on strike the Township would go into a halt. Mr. Kiley stated that he is very excited to be a a part of the Senior Advisory Committee and is excited to work with all the great people who volunteer to be on the Senior Advisory Committee.

Ms. Irene Dunsavage, stated that she wanted to thank all of the Seniors in town who she has met during the last three years and longer. Ms. Dunsavage stated that she met so many dedicated people who really have given so many volunteer hours and so much dedication to the Township of Maplewood. Ms. Dunsavage is grateful to be a member of the Senior Advisory Committee. Then about a year after doing the search for services along came the Grotta Foundation Grant and it was a really good mesh for Mr. Kiley and Ms. Dunsavage because they were able to do things with the Grotta Grant that they could not have done alone. Ms. Dunsavage stated now they have this Senior Advisory Committee and they are so lucky to see the people who are from the town who work with us, in addition to Cathy Rowe who has done so much in the two month period since she has started working with the Two Towns Initiative.

## 6. BOARDS AND COMMITTEES

Boards and Committees

A. Historic Preservation Commission - Ena Onami

Mrs. Larrier asked Ms. Onami what her interest was in joining the Historic Preservation Commission.

Ena Onami stated that she is a relatively new resident to Maplewood and came to town in 2014 and when she arrived she became a mother for the second time and was welcomed rather lovingly to Garfield Place. Ms. Onami had a really great experience being in Maplewood and has a history of interest in old architecture and wants to explore that and also an interest in parks. Ms. Onami stated that she really has admiration and love for the town and for the history and is looking for a way to get more involved and learn more about the history of Maplewood.

Mrs. Larrier, seconded by Mr. Lembrich, Ms. Onami was appointed as an Alternate member to the Maplewood Historic Preservation Commission.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

Motion carries.

Mayor De Luca, wanted to point out that Ena Onami filled out a Volunteer Resource Form and that is how the Township Committee found her. The Township Committee does look at those forms and when there are openings the Township Committee goes through those forms and does select folks. Ms. Onami is a good poster child for the Township's Volunteer Recruitment form and Mayor De Luca thanks her for doing that.

Mayor De Luca stated that they have another action regarding an individual who is currently serving on two (2) committees and as per the Township Committees decision to make clear that residents may only serve on one (1) Board or Committee, the following is offered:

Mr. Lembrich, seconded by Mrs. Larrier, moved that Michael Summersgill who is currently appointed to both the Swimming Pool Advisory Committee and the Senior Advisory Committee be removed from membership in the Swimming Pool Advisory Committee and remain a member of the Senior Advisory Committee.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee.

Nays: None.

Abstention: Mayor De Luca.

7. PUBLIC COMMENT - AGENDA ITEMS ONLY

Mayor De Luca stated seeing no one, closed the first public comment session.

8. RESOLUTION NUMBER 83-17

The Township Clerk read by title.

GL/IL RESOLUTION NUMBER 83-17  
RESOLUTION NUMBER 83-17

A RESOLUTION TO READ THE MAPLEWOOD VILLAGE ALLIANCE S.I.D. YEAR 2017 BUDGET BY TITLE

Mr. Lembrich, seconded by Mrs. Larrier, move the adoption of this resolution.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

Motion carries.

Mayor De Luca stated that the proposed Budget for the Maplewood Village Alliance Special Improvement District was published according to law and there was notification sent to property owners as required by law. This is the annual Budget for the Alliance and there is a special assessment that gets made on

property owners that is then allocated to the Alliance. This year that allocation will be \$54,943.00 and the total Budget for the Alliance for 2017 is \$106,865.00.

Mayor De Luca, asked if there was anyone who would like to speak on the Maplewood Village Alliance Budget for 2017?

Mayor De Luca stated seeing no one, can we get a motion to approve the Budget.

Mr. Lembrich, seconded by Mr. McGehee moved the approval of this Budget Resolution.

Mayor De Luca asked were there any discussion? None.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

Motion carries.

9. RESOLUTION NUMBER 84-17

The Township Clerk read by title.

GL/IL RESOLUTION NUMBER 84-17  
RESOLUTION NUMBER 84-17

A RESOLUTION TO READ THE SPRINGFIELD AVENUE PARTNERSHIP S.I.D. YEAR 2017 BUDGET BY TITLE

Mr. Lembrich, seconded by Mrs. Larrier, move the adoption of this resolution.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

Motion carries.

Mayor De Luca stated that the proposed Budget for the Springfield Avenue Partnership was published according to law and there was notification sent to all property owners as required by law. This is the annual Budget for the Springfield Avenue Partnership and there is a special assessment that gets made on property owners that is allocated to the Alliance. This year that allocation will be \$214,662.00 and the total Budget for the Springfield Avenue Partnership for 2017 is \$132,188.00.

Mayor De Luca asked if there was anyone who would like to speak on the Springfield Avenue Partnership Budget for 2017?

Mayor De Luca stated seeing no one closed the hearing and can we get a motion to approve the Springfield Avenue Partnership Budget?

Mr. Lembrich, seconded by Mr. McGehee moved to approve the Budget for the Springfield Avenue Partnership.

Mayor De Luca, asked were there any discussion? None.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None

Motion carries.

#### 10. PRESENTATION TO THE GOVERNING BODY

Presentation to the Governing body - by Tax Assessor on 2016 Reassessment.

Edward Gallante, Maplewood Tax Assessor for the Township of Maplewood, stated that the Township Committee has in front of them a tax impact report and a multi-colored neighborhood map and Mr. Gallante explains how the map works and if everyone looks all the way to the left hand column you will see number one (1) representing neighborhood #1 and on the map that is located on the upper left corner shaded in grey is all the properties above Wyoming in between the South Orange border and the Millburn border. Moving from left to right on line one everyone will see that neighborhood one (1) has 251 properties. The total assessment in 2016 was \$160,615,400.00 and after the revaluation this year the total assessment changed to \$201,519,500.00 and it is an increase to about 25 percent. Moving across we have the average assessment for 2016 of 6399 and the average assessment after the revalue of 8029 which is a big difference. The next two columns show the average tax that was paid based on the average assessment in 2016 versus the average in 2017. The last two columns shows the change in dollars and percents and red being negative.

Mr. Lembrich asked Mr. Gallante, Maplewood Tax Assessor, is this information that they are getting tonight available and will it be available on the Township website somewhere that the public can access it?

Edward Gallante, Maplewood Tax Assessor, stated to Mr. Lembrich that the information can be put on the Township website. Mr. Gallante actually had the Revaluation Company do this for him and there is a different program that Mr. Gallante is using and will not be able to access last years information versus this years information.

Edward Gallante, Maplewood Tax Assessor, stated that he will not be reviewing every neighborhood but at your leisure you can look at the different neighborhoods and you will see which ones have gone up and down and stayed the same and the tax impact of relating to each neighborhood. On the third and last page of this report the top portion shows the break down of the Town in 2016 and the very bottom number there the grand total evaluation of the entire town is in 2016 \$3,054,703,900.00 and in 2017 you can see that the ratable base is now \$3,848,958,300.00 and increase of a total assessment of 26 percent. The next line down shows the current tax rate and the next line show how the Township calculated what the tax rate would be had the revalue been in place last year and last year page we show the average assessment 2016 versus 2017 the tax rate for 2016 and the rate the Tax Assessor's came up with based on last years budget and this years new ratable base and the average taxes paid based on those average assessments in both years. Mr. Gallante stated that as everyone reviews it and looks at all the different areas from neighborhood to neighborhood the changes that were made everyone will get an idea of how the values in town have changed in the last year and the last few years and where you sit with the values as far as your own personal properties.

Edward Gallante, Maplewood Tax Assessor, stated that he would like to talk about his office and what we do.

Mayor De Luca, stated to Mr. Gallante before you get into that people have questions about this and we can include that and get in about your office later.

Mr. Lembrich, stated that the number that we heard all through the process is still not completed in terms of the average increase was 27 percent and was that number held in the end in terms of the average resident initial increase? Do you know what the average residential increase town wide was?

Edward Gallante, Maplewood Tax Assessor, stated 25 percent, the information that Mr. Lembrich has changed as a result of the interviews we had with tax payers who wanted to come in and discuss their assessment the informal hearings. There were changes made of course to those assessments and these

new numbers reflex changes. It changed a percentage a little bit.

Mr. Lembrich asked with respect to property plan number one (1) vacant properties is that vacant residential or is that vacant of any kind?

Edward Gallante, Maplewood Tax Assessor, stated vacant properties is just that a empty piece of land.

Mr. Lembrich asked so that doesn't mean a house that is not occupied or a store?

Edward Gallante, Maplewood Tax Assessor, stated no and that vacant properties have no improvements.

Mr. Lembrich, stated is a home that is unoccupied currently not being used or a business a store or a commercial building that is not occupied is that taxed differently from one that is occupied and if so how?

Edward Gallante, Maplewood Tax Assessor, stated that it is not. No, we have to assess everything to its fair market value regardless of whether it is empty or occupied.

Mr. McGehee asked how many residents came in and contested their assessment?

Mr. Gallante, Maplewood Tax Assessor, stated that he did not have that answer but could certainly get that answer as soon as possible and report back to the Township Committee.

Mr. McGehee stated that when you look at the break down property class it should be noted that 89 percent continue to be residential were approximately 11 percent is commercial so therefore you can see that both of our property taxes are coming from home owners verses commercial and a opportunity for the Township to drive more business to the community.

Mayor De Luca stated that there are about 60 residential neighborhoods that Mr. Gallante has provided 20 of them, had an increase and 40 of them are in red which is quite different in the past. Mayor De Luca stated that there are a couple of outliers; neighborhood 14 which is over behind Clinton School went up almost over 18 percent and then the 36 which is over behind the high school went up about almost 16 percent and does Mr. Gallante have any sense why?

Edward Gallante, Maplewood Tax Assessor, stated that they are basing all the new assessments in each neighborhood in town and the current sales that have occurred in those areas. Whatever reason people are paying more in those areas than they had in the past. The object is to get everybody to the current market value for assessment purposes to make the tax burden fair as possible for everybody based on value.

Mrs. Larrier asked well then by carrying that out and the ones that went down drastically sales went down?

Edward Gallante, Maplewood Tax Assessor, stated correct, sales went down in some of the neighborhoods, and in some of the condo complexes.

Mayor De Luca added that thinking back to the different classes this is one of the few reassessments revaluations and Mayor De Luca has been involved in every one ever since 2000 that we actually saw a shift from residential to the commercial side. In the past we have seen it the other way from the commercial side to the residential side. It is a small one but thinks that is the direction the Township is trying to go with some of the developments. Some of the new developments like the new apartments on Burnett in front of Maplewood Crossing how is that and then the one on Boyden and Tuscan how is that considered, and Avalon Bay how is that considered in this?

Edward Gallante, Maplewood Tax Assessor, stated that those values are not in this report, it is only residential in this report. The commercial base has gone up for the time being and it is going to be taking on a little bit more of the tax burden in town.

Mayor De Luca asked so when those come on lets say that Maplewood Crossing Two opens in June and

the other apartment building opens in June what is the process that you use in the Tax Assessor's office to do that. Also, when someone is rehabing their house and finishes putting in a new kitchen or some extension somewhere how does the Tax Assessor's office go out and do an added assessment and how does that get counted?

Edward Gallante, Maplewood Tax Assessor, stated that when the Crossings opens up the Tax Assessors office will ask them for a Chapter 91 which will tell the Tax Assessor's the Crossings income, their expenses and based on that the Tax Assessor can value that property and assess it and put it on the tax roll either in the form of an added assessment which is due in November or change for the following year it depends on the timing when the Crossings Two is finished. That will be a part of the Tax Assessor's ratable base and will help to share the tax burden throughout the town. As far as residential properties normally the Tax Assessors find out that someone is improving their property through the building department and that there is a permit issued. The Tax Assessor goes out to the property measure and inspect whatever was done and come back to the Tax Assessor's office with our knowledge of sales and price those improvements and it becomes part of the Tax Assessor's ratable base.

Mayor De Luca asked did Mr. Gallante want to say anything more about the Tax Assessor's office?

Edward Gallante, Maplewood Tax Assessor, stated that the Tax Assessor's office is in charge of many things; they process applications for senior citizens discounts, veteran discounts, tax exemptions for certain charitable organizations, 100 percent disabled veterans, calculate and collect COAH fees, defend tax appeals both at the County Tax Board and the Tax Court of New Jersey both in Trenton and in Newark. The largest part of the Tax Assessor's operation is to maintain the ratable base and it is done by processing deeds and building permits. Processing a deed really does not take that long the Tax Assessor fills in a few information and push some button and the Tax Assessor's ownership records are updated. This is a perfect opportunity to physically go to the property make specific notes as to the condition of that property, gather up all of the MLS information which includes pictures of the out and inside of the property, discription of the property and this helps the Tax Assessor to understand and the market values in town from neighborhood to neighborhood and what the trends are. Last year the Tax Assessor's office processed a little over 600 deeds.

Edward Gallante, Maplewood Tax Assessor, stated Maplewood is a very popular town and the sales keeps the Tax Assessor's Department very busy just inspecting deeds for the sales of properties. Another important thing that the Tax Assessor's Department does while processing deeds probably the most important thing the Tax Assessor's office can do to save the town and its residents is to eliminate sales from the State ratio study that have been improved before they get a chance to assess them. If a property is improved and it is not assessed properly or at that time the sale ratio will be low and the assessment will not reflex those improvement that were done. Those are the kinds of situations that can prematurely sink the Township's ratio and that has a devastating affect on the Town financially in the form of higher County tax burden. It is imperative that the Tax Assessor's Department keep an eye on this religiously throughout the year. The other main thing that the Tax Assessor does to maintain the ratable base is to process all building permits that come the Tax Assessor's way and another involved lenghty operation which includes making arrangements to go to the properties so that they can measure and inspect what was done and that we want to see the quality of the construction and with the Tax Assessor's knowledge of the values in town through the deed process we can change that assessment and come up with the correct value based on the Tax Assessor's knowledge of the sale. Last year the Tax Assessor's office probably looked at 700 or so maybe more of building permits. Not all building permits result in a change in assessments and last year the Tax Assessor's department did change 400 properties which increased the towns ratable base about a little over \$17 million and that generated \$128,000.00 extra taxes which of course helps to fund any things that come along each year and the increase in the ratable base helps to off-set any losses the township may have during the year and it helps to keep the tax rate down. These are very important things that are the main functions of the Tax Assessor's office.

Edward Gallante, Maplewood Tax Assessor, stated that his plain for the future is to train the tax Assessor's staff on the evaluation in defense of commercial real estate. This is an involved process and of course the Tax Assessor's do value commercial properties differently and residential houses are assessed value based on what they sale for. Commercial properties are assessed different and the Tax Assessor's have to familiarize ourselves with leases, market rents, market expenses, cap rates, return on equity, mortgage

constance and like to keep up with on new tax port decisions it helps the tax assessor's in thei valuation process. Mr. Gallante, stated in the next few years we can accomplish this run as good as it does now or better without Mr. Gallante even being there. And Mr. Gallante's ultimate goal is to have a smooth transaction so that the services and the quality service from the Tax Assessor's Office is not affected.

Mayor De Luca, stated if he was a landlord of a building and has a store front and rents it to a hair salon and you tax me at this and if that hair salon leaves and Mayor De Luca gets another tenant say a bike shop does Mayor De Luca's tax change on that property?

Edward Gallante, Maplewood Tax Assessor answered no and that the key is if you are in the revaluation process this is to figure out what the market rent is for a particular kind of property. An industrial building verses abandoned building and once the Tax Assessor can establish the market rent for Mayor De Luca's store front the Tax Assessor's can deduct some percent for vacancy collection lost. Also deduct expenses that Mayor De Luca will incur while operating his property to get to what we refer to as a net operating income and the tax assessor can capitalize that income into a value. An example would be if you had a million dollars in the bank then you were collecting 10 percent interest that income stream for that value would be \$100,000.00. And the value of that incoming stream will capitalize the opposite way is the \$1 million and that is how the Tax Assessor comes up with values for commercial properties.

Mayor De Luca added that the nature of the business that fills his store front really does not change his taxes because the Tax Assessor has already calculated what the market is.

Edward Gallante, Maplewood Tax Assessor, stated to Mayor De Luca that it is a market rental specific point in time.

Mayor De Luca asked if that would not change until another reassessment or there is improvements to the Building?

Edward Gallante, Maplewood Tax Assessor, stated that Mayor De Luca may get an tenant that will pay you more between now and the next reassessment.

Mayor De Luca asked how would the Tax Assessor know that?

Edward Gallante, Maplewood Tax Assessor, stated that his office does not know that and they send out the Chapter 91 is to gather that information.

Mayor De Luca asked does the Tax Assessor's office send that out every year?

Edward Gallante, Maplewood Tax Assessor, stated that he does not do that. The Tax Assessor's office only does that when they do revaluations and also if there is an tax appeal.

Mayor De Luca asked absent those two things the Tax Assessor would have no way to go in between the reassessment period no way to go in and say I will be charging more for the bike shop than I was charging for the hair salon?

Edward Gallante, Maplewood Tax Assessor, stated that he does not do that.

Mayor De Luca, stated that this is what happens that the Township does get property owners who say "I have not been able to rent my store front for a year and want a tax appeal" and then they come into the Tax Assessor's office and make their case that their not getting that income steam that the Tax Assessor has anticipated. The only reason why Mayor De Luca is doing this is because people are a little unclear thinking that if you get a different business that the taxes go up and the really don't go up. But what really hurts is when you get no business because it is therefore, a green light to a property owner to appeal his or her taxes because they can make a case that their not getting the income that the tax assessor anticipated them getting.

Edward Gallante, Maplewood Tax Assessor, stated that could be.

Mr. Desiderio, Township Attorney, stated that its not quite that easy for them because we want to know why and if the condition is such that its not rentable one can say that it can be the argument.

Mayor De Luca asked Mr. Gallante, Tax Assessor if vaccant properties can potentially hurt the Township in the revaluation?

Edward Gallante, Maplewood Tax Assessor, stated not really the Tax Courts have determined for certain types of properties that are stablized vacancy on properties maybe 5 percent for certain kind of property, 10 percent for another kind of property. And if your property is vacant for a long period of time and then suddenly rent it well its not vacant any more and it may not be vacant for a long period of time of the stablized vaccancy is a lot less than the actual vacancy.

Mayor De Luca, stated just to let Mr. Gallante, Tax Assessor know we are trying to fill those vaccancies because when they fill the vaccanies they have no excuse to go for a tax appeal.

Mr. Lembrich, stated that he knows that Mr. Gallante, Tax Assessor, has his role in Maplewood but not in South Orange given that the Township had the reassessment going on simulataneously with the same company Mr. Lembrich wanted to get Mr. Gallante, Tax Assessor's view of A. How that worked from the Tax Assessor's Office perspective to sort of have that go on at the same time with the same company? And also if Mr. Gallante's in a position to give even at a high level a summary of how things worked out in South Orange in terms of averaging increase and the particular is the potential impact in terms of the sharing between Maplewood and South Orange portioning the school districts budget.

Edward Gallante, Maplewood Tax Assessor, stated that he did not have specific data on what happened after the revaluation in South Orange but of course the Tax Assessor's office can get that information from the South Orange Tax Assessor. Mr. Gallante is positive that doing the revaluation together was a good thing because we do share the school system and to have both towns at its current market value insures that each town is going to pay its fair share of the cost of that also.

Mr. Desiderio, Township Attorney, stated to Mr. Lembrich that he was curious about that hissself and did check the ratable bases a while ago for the two towns and was before and after and the difference was negligible. They both increased about portionally the same so that the overall difference between the two was really negligible.

Mr. Lembrich, stated okay and that it is likely to continue to be a simular balance going forward.

Mr. Desiderio, Township Attorney, stated based on the present statues yes.

Mr. McGehee, stated that Mr. Gallante communicated about 600 properties were sold in 2016 residential is that accurate?

Edward Gallante, Maplewood Tax Assessor, stated yes.

Mr. Lembrich, stated but that is nearly 10 percent?

Mr. McGehee, stated that all residential properties in Maplewood.

Edward Gallante, Maplewood Tax Assessor, stated that the real estate market is pretty hot now and has actually been that way for a long, long time. Everybody wants to be here in Maplewood and every year the Tax Assessor's Office processes a lot of deeds.

Mr. Desiderio, Township Attorney, stated that before CO's are issued on new construction a certificate of occupancy the building department will contact Mr. Gallante, Tax Assessor office to determine whether or not they have any affordable housing fees done. The Tax Assessor office then goes out based on the

Township's ordinances it can either be a percentage and a half or 2 and half percent based on whether it is residential or commercial the tax assessor will do that calculation and then the tax assessor will give that the building department and the building department will not issue the continue use of occupancy until fee is paid and there is some communication with regard to that.

11. BOARD OF HEALTH MEETING

Held and adjourned.

12. ORDINANCE ON FINAL PASSAGE

The Township Clerk read by title.

FM/VD ORDINANCE ON FINAL  
PASSAGE  
17

ORDINANCE NUMBER 2860-

AN ORDINANCE TO AMEND CERTAIN FEES WITHIN THE TOWNSHIP OF MAPLEWOOD

*"Interpretive Statement"*

(This ordinance will amend the fees for use of the Woodland and Burgdorff Center for Performing Arts within the Township of Maplewood.)

Mayor De Luca, stated that the Ordinance has been published, copies posted on Bulletin Board in the Municipal Building and copies made available to the general public in accordance with the law.

Mayor De Luca asked was there anyone who would like to speak on this ordinance dealing with the fees at The Woodland and the Burgdorff Cultural Center for Performing Arts.

Mayor De Luca stated seeing no one closed the hearing.

Mr. McGehee, seconded by Mayor De Luca, move that the ordinance be adopted as a whole and the Clerk be directed to publish the same as a passed ordinance in the Maplewood/South Orange News-Record according to law.

Mayor De Luca, stated is there any discussion? None.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None.

Motion carries.

13. INTRODUCTION OF NEW ORDINANCE

The Township Clerk read by title.

GL/FM INTRODUCTION OF A NEW  
ORDINANCE

ORDINANCE NUMBER 2861-17

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODE OF THE TOWNSHIP OF MAPLEWOOD TO REQUIRE VARIOUS TOWNSHIP VOLUNTEER COMMITTEES TO ANNUALLY APPOINT OFFICERS FROM AMONG ITS MEMBERS

*"Interpretive Statements"*

(This ordinance will require that various Township Volunteer Committees annually elect officers from among its membership.)

Mr. Lembrich, seconded by Mr. McGehee, moved the passage of this ordinance on first reading its publication according to law in the Maplewood/South Orange News-Records and a hearing to be held on May 16, 2017.

Mr. Lembrich, stated that this was something that was discussed two months or so ago and that Mr. Lembrich worked on this Ordinance with the help of Mr. Desiderio, Township Attorney, and Mayor De Luca's help. A review was done of all the ordinances of the past that created Boards and Committees. As noted a few months ago there were a number of inconsistencies in terms of who was supposed to select the leadership of those committees the chair and vice-chair and also how often that was to be done. We decided that we wanted to make that more standardized to put the boards and committees themselves in charge of selecting their own leadership and have them do that on an annual basis, and this ordinance takes care of them amending several existing ordinances that were inconsistent.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None.

Motion carries.

#### 14. INTRODUCTION OF NEW ORDINANCE

The Township Clerk read by title.

FM/VD INTRODUCTION OF A NEW  
ORDINANCE

ORDINANCE NUMBER 2862-17

AMENDMENT TO ORDINANCE 2788-15 AUTHORIZING CLASSIFICATION OF EMPLOYMENT POSITIONS  
WITHIN THE TOWNSHIP AND TO ESTABLISH SALARY RANGES FOR EMPLOYEES

*"Interpretive Statement"*

(This ordinance authorizes classification of employment positions and establishes salary ranges for employees)

Mr. McGehee, seconded by Mayor De Luca, moved the passage of this ordinance on first reading its publication according to law in the Maplewood/South Orange News-Records and a hearing to be held on May 16, 2017.

Mayor De Luca, asked were there any discussion?

Mr. Lembrich, stated that he would like Mr. Manning, Township Administrator to give the Township Committee a brief explanation of what this ordinance is seeking to accomplish.

Mr. Manning, Township Administrator, stated that this ordinance addresses particularly all the non-union employees in the township; mostly department heads and it puts them in line with the salary grade. The salary grade has a low end and a maximum higher end. Over the years the Township tried to get the salary grades not to overlap. What happens is that the next time there will be a resolution once the Township Committee decides if the Township is going to go forward with the raise for the Department Heads and there will be a resolution which will give employees their salaries in those ranges.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None.

Motion carries.

15. INTRODUCTION OF NEW ORDINANCE

The Township Clerk read by title.

VD/GL INTRODUCTION OF A NEW  
ORDINANCE

ORDINANCE NUMBER 2863-17

AN ORDINANCE TO AMEND CHAPTER 257 OF THE CODE OF THE TOWNSHIP OF MAPLEWOOD ENTITLED "VEHICLES AND TRAFFIC"

*"Interpretive Statement"*

(This ordinance will direct a "No Parking Here to Corner" zone on Indiana Street at its intersection with Springfield Avenue.)

Mayor De Luca, seconded by Mr. Lembrich, moved the passage of this ordinance on first reading its publication according to law in the Maplewood/South Orange News-Records and a hearing to be held on May 16, 2017.

Mayor De Luca, asked were there any discussion? None.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None.

Motion carries.

16. DISCUSSION ITEMS

1. Open Space Trust Fund Recommendations - Request for \$50,000 for various Tree Planting including in Memorial Park/JM

Mr. Manning, Township Administrator, stated that there is a resolution on which, apparently the Department of Public Works asked for \$50,000 from the Open Space Trust Fund to do planting of trees in parks, etc., and particularly in Memorial Park where historic trees have to be planted or replaced. The ordinance if the Township Committee approves it would take that money from the unexpended funds in the Open Space Trust Fund in order to do this project.

Mayor De Luca asked has the Open Space Trust Fund Advisory Committee recommended this?

Mr. Manning, Township Administrator, answered yes they have.

Mayor De Luca asked were there any comments? This is a resolution that will be on the consent agenda?

Mr. Manning, Township Administrator, stated yes it will be on the consent agenda.

2. Port-O-Potties on front lawns on residential properties/FM

Mr. McGehee, stated that it has come to his attention and he has also seen it for himself that the Township has several construction sites where the contractor's have stationed their port-o-potties on the front lawn in front of residential homes. As the Township Committee just recently passed ordinance 2850-17 about

Pods, Mr. McGehee thought that there will be a continuation of that. Seeing port -o-potties on front lawns is not appealing and also there could be some health violations as well from a sanitary perspective. Perhaps there is a solution to another location on properties.

Mayor De Luca suggested to recommend this be kicked over to the Township's Code Committee and get some input from Mr. Mendola, Construction Code Official. Mayor De Luca stated that he does not know if the Township has a rule and needs to check with Mr. Mendola and find out what is the standard practice and if Mr. Mendola sees any difficulty moving them to another location on the property. The Township Committee will seek input from Mr. Mendola, Construction Code Official.

Mr. McGehee stated that he was fine with that and asked to make it for a discussion item for the next meeting, May 16, 2017.

Mr. Lembrich asked could we also ask Mr. Roe, Health Officer to weigh in as well?

Mayor De Luca responded good idea and the other thing is that the Township Committee can check with some contractor's too. Maybe Mr. Mendola might know from towns that have addressed this and the Township Committee can then take a look at it on how the other towns addressed it through their ordinances and their codes.

#### 17. CONSENT AGENDA

Mayor De Luca indicated that the Township Committee is removing Resolution Number 88-17 which is the car computer and camera system and the Township Committee has not received the back-up information.

Mr. Lembrich, seconded by Mrs. Larrier, move the adoption of the consent agenda with the exception of Resolution Number 88-17.

Ayes: Mrs. Larrier, Mr. Lembrich, Mr. McGehee and Mayor De Luca.

Nays: None.

Motion carries.

#### 18. PUBLIC COMMENT - ANY SUBJECT MATTER

Dave Helmkamp, 571 Prospect Street, Maplewood, stated he just wanted to share something related to the tax assessment and for the Township Committee's information wanted to share his notes and the notes are related to the property cards. They have a lot less information now than they did in the past. Mr. Gallante, Tax Assessor is going to get back to Mr. Helmkamp on how that came to be. Mr. Helmkamp also wanted to thank a couple of people who have been involved in what seems to be a little bit more information coming through the Township Calendar in the alert system. Meeting minutes, meeting announcements that weren't present previously and Mr. Helmkamp has made that request on numerous times and thought to acknowledge that there has been an improvement.

Mayor De Luca stated seeing no one further, has closed the second public comment period.

#### 19. REPORTS FROM DEPARTMENTS

No report.

#### 20. ADMINISTRATIVE REPORTS

Mr. Manning, Township Administrator, stated that the Farmer's Market is coming back the first Monday in June and is moving to a new location. The Township has been preparing signage and signage is up in many cases and we have prepared the parking lot that the Farmer's Market will be held at. Mr. Manning thinks that the new location is a bigger parking lot for residents to park in and come to the market and feels

that it is just more centrally located for people and hoping that this year they are even more successful.

Mrs. Larrier stated to Mr. Manning, Township Administrator that they had a Senior Advisory Committee meeting and can we get that committee included on the website along with the members?

Mr. Manning, Township Administrator, stated yes we can put the members names on the Township website.

Mr. Desiderio, Township Attorney, no report.

Ms. Fritzen, Township Clerk, stated that there will be a late night voter registration until 9:00 p.m. on Tuesday, May 16, 2017 which is the last day of voter registration where the office will be open until 9 p.m. If you are not registered to vote in the 2017 Primary Election you must register by Tuesday, May 16, 2017 and before 9:00 p.m. at the Office of the Maplewood Township Clerk.

Ms. Fritzen, Township Clerk, stated that the pending A.B.C. transfer person-to-person is a pocket license will be held at the next meeting, Tuesday, May 16, 2017, following the Township Committee meeting. Mr. Fritzen, stated that she has been waiting for the police report to come back which only came back this afternoon. Ms. Fritzen, stated that she will provide everyone with the application and the back-up material shortly.

Ms. Fritzen, Township Clerk, stated that so far the Township is getting good reviews about the microphone and picture for tonights Township Committee meeting. Verizon is crystal clear both in sound and in picture we are working directly with Comcast because there is a little bit of scratchiness on their end. Comcast has been monitoring the Township's station for the past few days as the scratchiness is on their end.

## 21. REPORTS FROM ELECTED OFFICIALS

Mrs. Larrier stated that they did have the lastest Senior Advisory Committee meeting and a few things came out of that one that had a concern about some of the parks and the conditions of some of the pathways. Committee members also had a concern about the hill in Memorial Park and the Committee thinks that they understand that you can't do anything about the hill. But going forward with the conservancy they are hoping that something can be done to maybe put a rail something that the Senior Advisor Committee is understanding that it is a designated area. Mrs. Larrier would like to have Ms. Adams and the Engineering and Public Works Planning Committee look into this. The Senior Advisory Committee would like to have the Township Committee include a requirement for any public event that part of the event form has to do with specifically planning for seniors, and to maybe amend that form to take into consideration Seniors.

Mayor De Luca asked Mrs. Larrier do the Senior's have questions about it to add?

Mrs. Larrier responded that the Senior's might have questions to add and they are still discussing that.

Mayor De Luca thinks that it is a good idea.

Mrs. Larrier, stated regarding the issues of the 4th and Maplewoodstock the Senior's had some specific suggestions with regard to accessibility and parking.

Mr. Lembrich, stated that he would like to thank Ms. Fritzen, Township Clerk for her work on getting the communication here back to tip top shape and as Mr. Lembrich mentioned so far no complaints from the public and it has been the first time in a while that he has not heard from people regarding the quality.

Mr. Lembrich, stated that he would like to thank Mrs. Alves-Viveiros, Assistant Township Administrator, for her help in improving the Township's notification system under the direction of Mr. Manning, Township Administrator. There are a number of people who feel like the Township has been doing better at getting the word out and people have signed up for notifications are actually getting the notifications that they

signed up for and are better informed.

Mr. Lembrich, stated with respect to the Township's Community Swimming Pool registration is open and the early bird pricing just expired yesterday but registration is still open and the pool season opens Memorial Day weekend. So go ahead get signed up for the pool and we hope to see you out there this summer. Also regarding the Recreation Department Mr. Lembrich would like to commend the Towns Recreation Director Ms. Mancuso for running a wonderful parade for the opening of the baseball and softball seasons on Saturday. There were hundreds and hundreds of young people out in their uniforms and marching. It really was a great day from the weather to the turn out to the execution. A big thank you to Ms. Mancuso and her staff who were out in force on Saturday making sure that it ran smoothly.

Mr. Lembrich, stated a report from the Recreation Advisory Committee and they are continuing to move forward toward hopefully having a basketball court or courts in Maplecrest Park. They are looking at a couple of different sites around the park and having the Township Engineer figure out what the towns options are specifically. The hope is to have another community meeting in the next couple of months.

Mr. Lembrich stated that this is not Maplewood specific but it is more broad and Mr. Lembrich would like to say a name tonight and its a name that Mr. Lembrich thinks and hopes more people in power, more public officials will be saying in the days to come and that name is Jordan Edwards. Jordan Edwards was a 15 year old African American child who was killed Saturday evening in Texas. Jordan was unarmed and was shot by a Police Officer while leaving a party. One sign that things may be improving in this area is that Mr. Lembrich was actually surprised to see today on the news that the officer who shot Mr. Edwards was fired today. Mr. Lembrich, stated that everyone should just keep in mind that African American young people are 21 times more likely to get shot and killed by police in this Country than caucasian children. It is important for people in power, people in the public eye, people who hold public trust to recognize and acknowledge that black lives matter and that young lives matter and that all of us are accountable.

Mr. McGehee stated that he wanted to recognize the Green Team and the Environmental Action Committee for the wonderful event on April 27th; which was the River Clean Up. Mayor De Luca was there as well as Deputy Mayor Adams and the Maplewood Cub Scouts. It was a wonderful event and they did some good work for the Township and also for our environment. This weekend several things are happening and Mr. McGehee thinks that it is timely and he brought up a very important issue. We have a retired Maplewood Policeman, Officer Mike Morrison who is having an open gym tonight at Columbia High School and this is bringing the youth community together with current and former police officers here in town. Mr. McGehee thinks it is very important that we continue to try and bridge the gap between our youth especially African American youth and our law officers. This is a great event and Mr. McGehee's organization the Maplewood Mentor's will be part of this open gym night in a couple of weeks. That is this Friday, May 5, 2017 from 5 pm to 8:30 pm Officer's Mike's Open Gym Night.

Mr. McGehee stated that Saturday a couple of things are going on. The YMCA is having kids day at Memorial Park and Mr. McGehee thinks that everyone should all go out and learn a lot and also the kids having a good time and also a plug for the Tuscan PTA. The Tuscan Fair is this Saturday, May 6, 2017 from 10 am until 2 pm Mr. McGehee will be making an appearance and is thrilled again as a former PTA member coming back. Mr. McGehee will also be holding office hours. If anyone would like to come and talk to Mr. McGehee while he is frying some hamburgers and flipping some hot dogs that would be your opportunity to speak with Mr. McGehee after 2 pm at Tuscan. On Sunday they are some cool events and Mr. McGehee thinks the Township should recognize as well and one of them is that we are having a youth activism event at the Hilton Library.

Mr. McGehee stated finally the Maplewood Leaf Awards are happening on Sunday and Mr. McGehee wanted to recognize Robert Marchman the head of the Community Coalition on Race receiving that award that afternoon.

Mayor De Luca, stated that he wanted to recognize that on April 23rd they had a really moving Memorial Service for the Holocaust and it was assembled in Ricalton Park. All marched to Morrow Church and there were over 200 hundred people who attended the service and about 80 people marching and it was a really important well attended day.

Mayor De Luca stated that this Saturday from 8:30 am until 4 pm up in Cedar Grove the Essex County Department of Public Works is having their household hazardous waste collections and this is open to any Essex County resident. This is pesticides, herbicides, pool chemicals, gasoline, cleaning fuels, fire extinguishers, and this is a location to take this hazardous waste. We do not take hazardous waste in Town this is only collected by the County and this is for folks who might have this in their home.

Mayor De Luca stated at one of the Township's last meetings we talked about the Mayor's Climate Action Agenda and when Mayor De Luca was at the New Jersey Conference of Mayors last week Mayor De Luca did raise the question about this and the National Conference of Mayors and still has the environment as part of its mission. They have gone from an offensive position to a defensive position. They did urge the Mayors to sign on still so that we can do that but Mayor De Luca would have to say honestly that with all the other things coming this cuts to housing and urban development, the community development block grant and other cuts transportation funding that this is a little bit more on the back burner than a front burner item. Mayor De Luca, stated that he will get more information and will circulate it.

Mayor De Luca stated on May 22nd and that is a Monday we are going to have a celebration of the 20th Anniversary of the Jitney service here in Maplewood. It is going to be at 9 am at the Maplewood Train Station and we will be putting together a little program and it will be short and sweet. Will have the towns Jitneys there and will be reaching out to some of the early persons involved in making the Jitney program a reality.

Mayor De Luca stated that he wanted to announce the topic of the Joint Meeting, they did get a charge for some six (6) years of infiltration inflow in the sewer's at one point it was close to 50,000 and now under 40,000 and they have gotten that down some and that is what we will be paying them and we are going to be making some improvements to the sewer's. Going forward we don't have these recurring costs. Additionally, this year we are due to get surplus back from the County from the Joint Meeting of \$156,000.00 and that goes into the Townships sewer fund and helps the town in that way.

Mayor De Luca, stated that tomorrow night, May 3rd, from 7 pm to 9 pm there is going to be a Town Hall School Community Equity Inclusion and this is going to be in the auditorium not in the cafeteria at Columbia High School.

Mayor De Luca, stated that he has office hours Tuesday, May 16th from 7 pm to 8 pm.

Mayor De Luca, stated lastly, also at the Conference of Mayors they have a session where you can speak to Department Commissioner's and Sheena Collum, South Orange Village President and Mayor De Luca spoke with the Commissioner of the Department of Community Affairs and in particular about the Shared Service of the Fire Department and the Commissioner invited Ms. Collum and Mayor De Luca down to a meeting to have some more conversation with them. They don't have any funding for it but they said that when South Orange and Maplewood are ready to move they will work with us in any technical way that they can.

Mr. Lembrich, stated that he would be remiss if he did not congratulate SOMA Action who on Saturday organized on pretty short notice a great and very well attended march in support of Climate Justice down Springfield Avenue ending at the Gazebo. Many of us were fortunate to attend and it was truly a great and engaging and very informational educational event for people of all ages. Mr. Lembrich, stated that he had a great time, his six year old daughter had a great time. Mr. Lembrich would also like to thank and congratulate all of the members of the Township's community who marched elsewhere including in Washington D.C. this weekend standing up against Climate Change for the Federal Government to actually recognize that science is a real thing and the United States needs to take a leading role in addressing climate change to preserve our Earth for the future.

Mayor De Luca, stated that on the Local Climate March Mayor De Luca got a call on Tuesday saying that they were thinking about that and had put it together in just a few days and it was great.

## 22. ADJOURNMENT

To meet again Tuesday, May 16, 2017 at 7:30 PM at the Maplewood Municipal Building, 574 Valley Street,

Maplewood, N.J.