

TOWNSHIP OF BORDENTOWN

TOWNSHIP COMMITTEE REGULAR MEETING AGENDA

DATE: APRIL 22, 2019 TIME: 7:00 P.M. MEETING ROOM, MUNICIPAL BUILDING

ATTENDANCE: PRESENT ABSENT

_____	_____	Mayor Benowitz
_____	_____	Deputy Mayor Fuzy
_____	_____	Committeeman Holliday
_____	_____	Committeeman Kostoplis
_____	_____	Committeeman Mason
_____	_____	Michael Theokas, Administrator
_____	_____	Deputy Clerk Dziura
_____	_____	Attorney Fahey
_____	_____	Chief Financial Officer Elsasser

1. Salute to the flag and moment of silence
2. Roll Call
3. Open Public Meeting Announcement

In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided in the following manner:

On January 7, 2019, advance written notice of this meeting was posted on the bulletin board opposite the main entrance to the meeting room in the Municipal Building; was emailed to the BURLINGTON COUNTY TIMES and THE TIMES; was filed with the Clerk of Bordentown Township; and was mailed to all persons who requested and paid for such notice.

The proceedings of this meeting, which are open to the public, are being electronically recorded and will act as the minutes of the meeting in conjunction with the abbreviated form of the minutes. Requisite minutes are kept for all meetings, whether open or closed to the public.

4. Resolution to meet in closed session

BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby recess this Regular Meeting to meet in Closed Session for the purpose of discussing:

- Affordable Housing: Volunteers of America Phase I
- Dunns Mills Road Resurfacing – Phase II Award Recommendation

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

5. Mayor’s Proclamation proclaiming and recognizing Bordentown Regional Athletic Hall of Fame Inductees

6. Administrative Review
 - a. Review of agenda
 - b. Review of correspondence
 - i. March 25, 2019 letter to Mayor Benowitz informing that \$252,000 of funding is being awarded from NJ DOT FY2019 Municipal Aid Program for the Ward Avenue Resurfacing Project – Phase 2 (no action necessary)
 - ii. April 3, 2019 letter to Mayor Benowitz from NJ DOT regarding inability to provide FY2019 Municipal Aid Program financing for the Groveville Road Resurfacing Project (no action necessary)
 - iii. Burlington County Division of Mosquito Control Authorization (action required)

CONSENT AGENDA ITEMS:

- a. Township Committee review and discussion of Consent Agenda Items.
 - b. Questions or comments from the audience on consent agenda items.
 - c. Motion, Second and Roll Call to adopt Resolutions #2019-121 through #2019-130.
6. Resolution #2019-121 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: PAYMENT OF BILLS
 7. Resolution #2019-122 entitled APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: MINUTES OF MEETINGS AND FILING OF REPORTS
 8. Resolution #2019-123 entitled RESOLUTION ACCEPTING PROPOSAL FROM REIS SERVICES, LLC, FOR THE LICENSE AGREEMENT FOR THE BORDENTOWN TAX ASSESSOR’S OFFICE
 9. Resolution #2019-124 entitled A RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) ODB EXTREME VAC LEAF LOADER FOR THE BORDENTOWN TOWNSHIP PUBLIC WORKS DEPARTMENT
 10. Resolution #2019-125 entitled RESOLUTION AUTHORIZING EXTENSION OF AGRICULTURAL LEASE AGREEMENT BETWEEN THE TOWNSHIP OF BORDENTOWN AND MARK TURGYAN
 11. Resolution #2019-126 entitled RESOLUTION APPOINTING MUNICIPAL REGISTRAR AND DEPUTY REGISTRAR
 12. Resolution #2019-127 entitled RESOLUTION TO AWARD A CONTRACT FOR THE DUNNS MILL ROAD – PHASE II RESURFACING PROJECT
 13. Resolution #2019-128 entitled AUTHORIZING REFUND OF OVERPAYMENT OF TAXES
 14. Resolution #2019-129 entitled AUTHORIZING SUMMER WORK HOURS FOR TOWNSHIP STAFF
 15. Resolution #2019-130 entitled RESOLUTION AMENDING RESOLUTION #2019-77 APPOINTING NICIOLE BENCIVENGO AS FULL-TIME KEYBOARDING CLERK I IN THE POLICE DEPARTMENT AND AS AS-NEEDED ANIMAL CONTROL OFFICER

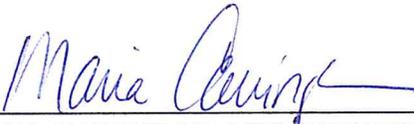
16. Public Hearing on Ordinance #2019-05 entitled ORDINANCE GRANTING A FIVE YEAR TAX EXEMPTION AND ABATEMENT OF LOCAL REAL ESTATE TAXES PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. TO FIRST INDUSTRIAL, L.P. FOR THE REAL PROPERTY LOCATED AT BLOCK 138, LOT 5.032 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH FIRST INDUSTRIAL, L.P. FOR BLOCK 138, LOT 5.032
17. Consideration of Adoption of Ordinance #2019-05 entitled ORDINANCE GRANTING A FIVE YEAR TAX EXEMPTION AND ABATEMENT OF LOCAL REAL ESTATE TAXES PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. TO FIRST INDUSTRIAL, L.P. FOR THE REAL PROPERTY LOCATED AT BLOCK 138, LOT 5.032 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH FIRST INDUSTRIAL, L.P. FOR BLOCK 138, LOT 5.032
18. Public Hearing on Ordinance #2019-06 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING A FINANCIAL AGREEMENT WITH 206 BORDENTOWN URBAN RENEWAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, QUALIFIED AS AN URBAN RENEWAL ENTITY UNDER THE PROVISIONS OF THE NEW JERSEY LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.
19. Consideration of Adoption of Ordinance #2019-06 entitled AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING A FINANCIAL AGREEMENT WITH 206 BORDENTOWN URBAN RENEWAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, QUALIFIED AS AN URBAN RENEWAL ENTITY UNDER THE PROVISIONS OF THE NEW JERSEY LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.
20. Public Hearing on Ordinance 2019-07 entitled AN ORDINANCE TO AMEND ORDINANCE #2018-17 ENTITLED AN ORDINANCE TO ESTABLISH TITLES AND SALARY RANGES FOR PERMANENT AND PROVISIONAL EMPLOYEES
21. Consideration of Adoption of Ordinance 2019-07 entitled AN ORDINANCE TO AMEND ORDINANCE #2018-17 ENTITLED AN ORDINANCE TO ESTABLISH TITLES AND SALARY RANGES FOR PERMANENT AND PROVISIONAL EMPLOYEES
22. Administrator and Staff Reports
23. Township Committee Reports
24. Public Participation: Questions, comments or statements from members of the public in attendance
25. Any additional matters or correspondence to be reviewed, discussed or acted upon at the discretion of the Township Committee
26. Motion to Adjourn – Next Township Committee Meeting scheduled for Monday, May 6, 2019.

ALL PROPOSED LEGISLATION LISTED IS SUBJECT TO CHANGE AND IS CONSIDERED TO BE A DRAFT UNTIL IT IS OFFICIALLY ADOPTED BY THE GOVERNING BODY.

NOTICE

TOWNSHIP OF BORDENTOWN

NOTICE IS HEREBY GIVEN that the regular meeting of the Bordentown Township Committee scheduled for April 22, 2019, will commence at 7:00 p.m. (rather than the originally advertised start time of 6:30 p.m.) and will be held in the Main Meeting Room of the Municipal Building, 1 Municipal Drive, Bordentown, NJ 08505.



MARIA CARRINGTON, ACTING TOWNSHIP CLERK

NOTICE TO NEWSPAPERS IS REQUIRED BY THE STATE OPEN PUBLIC MEETINGS LAW AND IS NOT TO BE PUBLISHED AS A PAID LEGAL ADVERTISEMENT.

RESOLUTION #2019-121

APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: PAYMENT OF BILLS

BE IT RESOLVED by the Township Committee of the Township of Bordentown that all of the bills listed to be paid on the list dated April 22, 2019, as submitted by the Office of Treasurer are hereby approved for payment and the Office of the Treasurer is directed to pay the same.

RESOLUTION #2019-122

APPROVING THE TRANSACTION OF ITEMS OF ROUTINE BUSINESS: MINUTES OF MEETINGS AND FILING OF REPORTS.

BE IT RESOLVED by the Township Committee of the Township of Bordentown that the Regular and Closed Session Meeting Minutes of April 8, 2019; as submitted by the Clerk and posted on the bulletin board, be and are hereby approved as (____ submitted) (____ corrected).

BE IT RESOLVED that the following reports for the month of March 2019 as submitted by the Township Officials are hereby received and filed: Finance/Tax Collector, Township Clerk, Community Development, Construction, and Municipal Court.

RESOLUTION #2019-123

RESOLUTION ACCEPTING PROPOSAL FROM REIS SERVICES, LLC, FOR THE
LICENSE AGREEMENT FOR THE BORDENTOWN TOWNSHIP TAX ASSESSOR'S
OFFICE

WHEREAS, the Bordentown Township Tax Assessor has determined the need to re-enter into a renewed license agreement with Reis Services, LLC, which is an electronic database that includes access to market information; and

WHEREAS, it has been determined that Reis Services, LLC, is unique in offering market information for affordable housing and PILOT programs;

WHEREAS, the Tax Assessor did receive a proposal for the subscription to Reis Services, LLC, in an amount of \$8,200.00; and

WHEREAS, funds are available to enter into the License Agreement with Reis Services, LLC, as evidenced by the attached certification of availability of funds;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby accept the proposal and authorizes the Tax Assessor to enter into the License Agreement with Reis Services, LLC, in the amount of \$8,200.00, for a term of May 1, 2019 through April 30, 2020.

RESOLUTION #2019-124

RESOLUTION AUTHORIZING THE PURCHASE OF ONE (1) ODB EXTREME VAC LEAF
LOADER FOR THE BORDENTOWN TOWNSHIP PUBLIC WORKS DEPARTMENT

WHEREAS, there is a need to purchase one (1) new vehicle for the Bordentown Township Public Works Department; and

WHEREAS, this vehicle can be purchased through State Contract 041217-ODB; and

WHEREAS, funds are available as evidenced by the attached Chief Financial Officer's Certification of Availability of Funds;

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

1. The Township Administrator is hereby authorized to approve and forward a purchase order to H.A. Dehart & Son Inc., 311 Crown Point Road, Th0rofare NJ 08086-9999, for the purchase of one (1) new Extreme Vac Leaf Blower in the amount of \$207,990.00

RESOLUTION #2019-125

RESOLUTION AUTHORIZING EXTENSION OF AGRICULTURAL LEASE AGREEMENT
BETWEEN THE TOWNSHIP OF BORDENTOWN AND MARK TURGYAN

WHEREAS, the Township of Bordentown entered into a farmland lease agreement with Stephen Turgyan on December 5, 2016 (“the Lease”), for Township-owned open space parcels for the period of January 1, 2017 through December 31, 2017; and

WHEREAS, the Lease provides for annual renewals, at the option of the Township, for five (5) additional one-year terms; and

WHEREAS, the Lease further provides for assignment or transfer of the Lessee’s rights subject to Township approval; and

WHEREAS, the Township Committee of the Township of Bordentown extended the lease via Resolution 2017-352-15 under the same terms for the period of January 1, 2018 through December 31, 2018; and

WHEREAS, Stephen Turgyn died on February 28, 2018 and Mark Turgyn, as executor or the estate of Stephen Turgyan, completed the farming of the parcels for the 2018 Lease term and Mark Turgyn now seeks to have the Lease transferred to him as President of Bet2Win Farm LLC and renewed for an additional on one-year term; and

WHEREAS, it is the desire of the Township Committee of the Township of Bordentown to transfer the lease agreement to Mark Turgyn, President of Bet2Win Farm LLC and

WHEREAS, it is the desire of the Township Committee of the Township of Bordentown to renew the Lease for a one-year term beginning January 1, 2019 and ending December 31, 2019 subject to certain amendments as set forth in the Farmland Lease Amendment, a copy of which is attached hereto.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Bordentown that:

1. The Township Committee hereby authorizes the Mayor and Township Clerk to execute the Farmland Lease Amendment to effectuate the Lease transfer and renewal and modification of terms.
2. A certified copy of this resolution shall serve as the written notice required by the Lease to effectuate the Lease transfer from Stephen Turgyan to Mark Turgyan.

RESOLUTION #2019-126

RESOLUTION APPOINTING MUNICIPAL REGISTRAR AND DEPUTY REGISTRAR

WHEREAS, Cindy Dziura is a Certified Municipal Registrar and is qualified for the position of Municipal Registrar, having received her Certification from the New Jersey Department of Health and Senior Services; and

WHEREAS, Maria Carrington is a Certified Municipal Registrar and is qualified for the position of Municipal Deputy Registrar, having received her Certification from the New Jersey Department of Health and Senior Services; and

WHEREAS, pursuant to N.J.S.A. 26:8-11 et seq., in those districts where there is no Board of Health, the appointment shall be made by the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that Cindy Dziura is hereby appointed as Municipal Registrar for the Township of Bordentown to and Maria Carrington is appointed as Deputy Municipal Registrar effective April 23, 2019. The above terms will expire April 22, 2022

RESOLUTION #2019-127

RESOLUTION TO AWARD A CONTRACT FOR THE DUNNS MILL ROAD – PHASE II RESURFACING PROJECT

WHEREAS, two (2) bids were received by the Township Engineer on April 18, 2019, for the Dunns Mill Road - Phase II Resurfacing Project; and

WHEREAS, the Township Committee has reviewed the recommendation made by the Township Engineer to award said contract to the apparent low bidder, Earl Asphalt Company; and

WHEREAS, funds are available for said project as evidenced by the attached Chief Financial Officer's Certification of Availability of Funds;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Bordentown that it does hereby award a contract for the Dunns Mill Road – Phase II Resurfacing Project to Earle Asphalt Company, P.O. Drawer 556, Farmingdale, NJ 07727 in the amount of \$171,313.13 for the Base Bid Items 1 through 27; and

BE IT FURTHER RESOLVED that the Mayor and the Township Clerk are hereby authorized and directed to execute a contract for same.

RESOLUTION #2019-128

AUTHORIZING REFUND OF OVERPAYMENT OF TAXES

BE IT RESOLVED, by the Township Committee of the Township of Bordentown that, as requested by the Tax Collector, it hereby authorizes a refund of overpayment of 2019 taxes in the amount of \$496.41 to NELSON, RUTH for Block 52 Lot 25 commonly known as 40 EDGEWOOD ROAD WEST.

RESOLUTION #2019-129

RESOLUTION AUTHORIZING SUMMER HOURS OF OPERATION FOR THE TOWNSHIP OF BORDENTOWN

WHEREAS, the provisions of the Personnel Policy Manual may be amended and supplemented from time to time without notice and at the sole discretion of the Township Committee of the Township of Bordentown; and

WHEREAS, the Personnel Policy Manual states the hours of operation to be 9 AM to 5 PM Monday through Friday; and

WHEREAS, the Township Administrator seeks to alter the hours of operation for the summer months.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Bordentown that Township hours of operation will be from 8 AM to 5 PM Mondays through Thursdays and from 9 AM to 12 PM on Fridays starting on May 27, 2019 and ending on August 30, 2019.

BE IT FURTHER RESOLVED that starting Tuesday, September 3, 2019, Township Staff will resume the hours of 9 AM to 5 PM Monday to Friday.

RESOLUTION #2019-130

RESOLUTION AMENDING RESOLUTION #2019-77 APPOINTING NICIOLE BENCIVENGO AS FULL-TIME KEYBOARDING CLERK I IN THE POLICE DEPARTMENT AND AS AS-NEEDED ANIMAL CONTROL OFFICER

WHEREAS, Ms. Bencivengo was appointed via Resolution #2019-77 to full-time status in the position of Keyboarding Clerk I in the Police Department; and

WHEREAS, Ms. Bencivengo has continued in her position of as-needed Animal Control Officer at an amended rate of pay of \$18.00 per hour amending Resolution \$2016-292-11; and

WHEREAS, a correction in the number of work hours per week as Keyboarding Clerk I is needed.

NOW, BE IT RESOLVED, Resolution #2019-77 is hereby amended to reflect that the Ms. Bencivengo's full-time status in the position of Keyboarding Clerk I in the Police Department is at 35 hours per week.

TOWN OF BORDENTOWN

ORDINANCE NO. 2019 - 05

AN ORDINANCE GRANTING A FIVE YEAR TAX EXEMPTION AND ABATEMENT OF LOCAL REAL ESTATE TAXES PURSUANT TO N.J.S.A. 40A:21-1 ET SEQ. TO FIRST INDUSTRIAL, L.P. FOR THE REAL PROPERTY LOCATED AT BLOCK 138, LOT 5.032 AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH FIRST INDUSTRIAL, L.P. FOR BLOCK 138, LOT 5.032

WHEREAS, the Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the “Act”) enables municipalities to temporarily abate local property taxes imposed upon eligible dwellings, commercial and industrial structures; and

WHEREAS, pursuant to the Act, the Township adopted Ordinance 2009-19 which authorized, in part, a program to attract private investment and ratable growth within industrial areas via a program of tax abatement and exemption; and

WHEREAS, by Resolution 2018-295-15, adopted October 22, 2018, the Township designated certain real properties to be areas in need of rehabilitation pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq; and

WHEREAS, conditions within the Township remain a concern with a persistent need to stimulate ratable growth within the Township’s industrial and commercial areas, in competition with other municipalities, both within and outside the State of New Jersey; and

WHEREAS, First Industrial, L.P. (“First Industrial”) is the owner of certain real property within the Township located within the area designated as an area in need of rehabilitation commonly known as Block 138, Lot 5.032, on the Township of Bordentown Tax Map (the “Property”); and

WHEREAS, First Industrial is proposing to construct on the Property an approximately 119,808 square foot dock high warehouse building and all related site and parking improvements (the “Project”); and

WHEREAS, First Industrial timely filed an application with the Township requesting a five (5) year tax exemption and abatement of local real property taxes in connection with the Project; and

WHEREAS, First Industrial submitted the required application materials and application fee pursuant to N.J.S.A. 40A:21-9 and Township Ordinance 2009-19; and

WHEREAS, having reviewed First Industrial’s application and submission materials, the Township is satisfied that the Project to be constructed by First Industrial satisfies the

requirements to qualify for a five (5) year tax exemption and abatement pursuant to N.J.S.A. 40A:20-21 et seq. and Township Ordinance 2009-19;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Bordentown that:

1. Pursuant to the Laws of the State of New Jersey, N.J.S.A. 40A:21-1 et seq. and Township Ordinance 2009-19, the Township Committee of the Township of Bordentown hereby approves the Application of First Industrial for a five (5) year tax exemption and abatement for its Project to be constructed on Block 138, Lot 5.032, provided, however that absent additional future action, the tax exemption and abatement will lapse if the Township does not issue a temporary or permanent certificate of occupancy for the Project on or before the fifth anniversary of the effective date of the associated Agreement for Payment in Lieu of Taxes (“Financial Agreement”).

2. The Committee hereby authorizes a Financial Agreement in a form approved by the Township Attorney and Township Administrator to be entered into between First Industrial and the Township authorizing the tax exemption and abatement and setting forth the obligations of the respective parties and payment schedule for First Industrial’s payment in lieu of taxes.

3. The Mayor, on behalf of the Township, is hereby authorized to execute, and the Deputy Township Clerk to attest and affix the seal of the Township to the Financial Agreement.

4. The Township Clerk shall maintain a copy of the Application and executed Financial Agreement on file in the Township Clerk’s Office, and shall forward a copy of the executed Financial Agreement to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of full execution of the Financial Agreement.

5. The tax exemption and abatement shall commence on the date of issuance of a temporary certificate of occupancy or permanent certificate of occupancy, whichever is issued first, for the improvements and expire five (5) years thereafter.

6. The Property shall be subject to the total tax levy as more fully set forth in the Financial Agreement.

7. The Township Tax Assessor and Township Tax Collector are hereby authorized to take any and all necessary actions granted under law to implement the provisions of this Ordinance.

8. First Industrial shall provide to the Township all required information concerning construction costs and any other relevant information requested by the Township Tax Assessor or Tax Collector.

9. First Industrial, or any subsequent owner of the Property, shall notify the Township in writing pursuant to the notice provisions of the Financial Agreement, of any

alternation and/or improvements made to the Property that were not specifically approved by the Financial Agreement as qualifying for a five (5) year tax exemption and abatement. Such notice shall include a description of the alterations and/or improvements, a copy of any permits issued for the alterations and/or improvements, and the total cost of said alterations and improvements.

10. In the event that alterations and/or improvements are made to the Property pursuant to Paragraph 9 immediately above, the additional costs shall be added to the initial cost of the development as set forth in the Application and included in the payment in lieu of taxes calculated in accordance with the terms of the Financial Agreement.

11. Fraud or misrepresentation of material facts surrounding the Application and related documents thereto shall be grounds to rescind the Financial Agreement *ab initio*.

BE IT FURTHER ORDAINED that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon passage.

INTRODUCED: April 8, 2019

ADOPTED:

TOWN OF BORDENTOWN

ORDINANCE NO. 2019 - 06

AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN AUTHORIZING A FINANCIAL AGREEMENT WITH 206 BORDENTOWN URBAN RENEWAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, QUALIFIED AS AN URBAN RENEWAL ENTITY UNDER THE PROVISIONS OF THE NEW JERSEY LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, the Township Committee of the Township of Bordentown in its capacity as the municipal governing body (the "Governing Body") is responsible for implementing redevelopment plans and carrying out redevelopment projects pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and

WHEREAS, the Governing Body directed the Township Planning Board (the "Planning Board") to undertake a preliminary investigation in order to make recommendations as to whether certain parcels of property, including Tax Block 1.01 and lots 3, 4, 5, 6, 7 and 8 (plus the Vacated Portion of Nissim Way) (the "Properties") consisting of approximately twenty two and twenty two hundredths (22.022 +/-) acres of land, may be designated as an "area in need of redevelopment" pursuant to the Redevelopment Law.

WHEREAS, the Planning Board commissioned a study to determine whether the Study Area may be designated as an "area in need of redevelopment" pursuant to the Redevelopment Law.

WHEREAS, the commissioned study resulted in a report which concluded that the Properties met the statutory criteria in the Redevelopment Law for designation as an "area in need of redevelopment."

WHEREAS, after public hearings, the Planning Board accepted the conclusions and recommended to the Governing Body that the Properties be designated as an "area in need of redevelopment" pursuant to the Redevelopment Law.

WHEREAS, following the preliminary investigation conducted by the Planning Board, including the public hearing, the Governing Body designated the Properties as "an area in need of redevelopment", by adoption of Ordinance 2003-25, on October 23, 2003, in accordance with the Redevelopment Law.

WHEREAS, on April 23, 2018, the Governing Body adopted Ordinance 2018-13 which adopted the Route 206 Redevelopment Plan for the Properties.

WHEREAS, Nissim Family LLC and Nissim Family Investments LLC (the "Redeveloper") is the fee simple owner of the Properties and pursuant to Resolution #2014-237-24 was designated the redeveloper of the Properties.

WHEREAS, on September 10, 2018, the Township and Redeveloper entered into a redevelopment agreement, which was approved by the Governing Body on September 10, 2018 pursuant to Resolution #2018-253-21 (the “Redevelopment Agreement”).

WHEREAS, the Redeveloper is in the process of obtaining preliminary and final site plan approval to construct two hundred and thirty two unit market rate residential development, forty affordable residential units, and approximately 88,476 square feet of commercial/retail uses along with any necessary demolition of the existing structures on the Properties, clearance of the Properties, environmental remediation of the Properties in accordance with applicable environmental laws, and the construction and development of all project improvements and related on-site and off-site improvements, and utilities and infrastructure improvements, all in accordance with the Redevelopment Plan and as set forth in this Redevelopment Agreement and as more particularly described in any Site Plan Approval (collectively, the “Project”); and

WHEREAS, the New Jersey Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “Tax Exemption Law”) permits a municipality to exempt from the payment of real estate taxes, for a limited period of time, any rehabilitation or improvements made in the redevelopment of a redevelopment area, subject to the terms and conditions of a financial agreement complying with the requirements of the Tax Exemption Law; and

WHEREAS, the Redeveloper established 206 Bordentown Urban Renewal, LLC, a qualified urban renewal entity under the provisions of the Tax Exemption Law (the “Entity”) to enter into a financial agreement with the Township; and

WHEREAS, the Entity made an application for a long term tax exemption and financial agreement, which application is on file with the Township Clerk; and

WHEREAS, the Township has reviewed the application and has prepared a proposed financial agreement which sets forth that the relevant benefits of the Project to the redevelopment of the Redevelopment Area outweigh any costs associated with long term tax exemption for the Project; and

WHEREAS, the Township hereby finds that the assistance provided to the Project pursuant to the attached financial agreement will be a significant inducement for the Entity to proceed with the Project;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committee of the Township of Bordentown that:

1. The Application filed by the Entity, which is on file with the Township Clerk, and has been recommended for approval to the Township Committee by the Mayor, be and hereby is accepted and approved.

2. The form of the Financial Agreement, attached hereto and made a part hereof, be and hereby is approved. The Mayor be and is hereby authorized to execute and deliver on behalf of the Township the Financial Agreement in the form attached hereto. The Township Clerk be

and hereby is authorized to attest to the execution of the Financial Agreement by the Mayor and to affix the corporate seal of the Township to such Financial Agreement.

3. The Township shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Township and the Director of the Division of Local Government Services within the Department of Community Affairs in accordance with Section 12 of the Tax Exemption Law.

BE IT FURTHER ORDAINED that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect upon passage.

ORDINANCE #2019-07

AN ORDINANCE TO AMEND ORDINANCE #2018-17 ENTITLED AN ORDINANCE TO ESTABLISH TITLES AND SALARY RANGES FOR PERMANENT AND PROVISIONAL EMPLOYEES.

BE IT ORDAINED an enacted Ordinance by the Township Committee of the Township of Bordentown, County of Burlington and State of New Jersey, as follows:

SECTION 2. Section 2 of Ordinance #2018-17 is hereby amended as follows:

ANNUAL SALARIES

TOWNSHIP COMMITTEE MEMBERS	0.00 – 14,327.00
ADMINISTRATOR	60,000.00 – 140,000.00
ASSESSOR	10,368.00 – 45,186.00
EMERGENCY MANAGEMENT COORDINATOR	5,000.00 – 25,000.00
DEPUTY EMERGENCY MANAGEMENT COORDINATOR	1,000.00 – 10,000.00
CHIEF FINANCIAL OFFICER	20,000.00 – 115,000.00
DIRECTOR OF COMMUNITY DEVELOPMENT/ENGINEER	20,000.00 – 120,000.00
ASST. DIRECTOR OF COMMUNITY DEVELOPMENT	32,960.00 – 46,350.00
CONSTRUCTION/CODE ENFORCEMENT OFFICIAL	40,000.00 – 115,000.00
DIRECTOR OF PUBLIC WORKS	35,993.00 – 125,000.00
DEPUTY DEPARTMENT HEAD	40,000.00 – 75,000.00
SUPERVISOR OF PUBLIC WORKS	32,394.00 – 75,000.00
MUNICIPAL COURT JUDGE	31,827.00 – 65,000.00
MUNICIPAL COURT ADMINISTRATOR	47,740.00 – 80,000.00
DEPUTY COURT ADMINISTRATOR	34,479.00 – 60,000.00
TAX COLLECTOR	46,034.00 – 85,199.00
TOWNSHIP CLERK	34,035.00 – 112,000.00
DEPUTY TOWNSHIP CLERK	30,000.00 – 50,000.00
REGISTRAR OF VITAL STATISTICS	5,000.00 – 25,000.00
EMERGENCY MEDICAL TECHNICIAN SUPERVISOR	45,000.00 – 70,000.00
PURCHASING AGENT	5,000.00 – 25,000.00

HOURLY SALARIES

TREASURER	20.00 – 40.00
ACCOUNT CLERK/CASHIER	19.50 – 40.00
TECHNICAL ASSISTANT TO	18.00 – 35.00

CONSTRUCTION OFFICIAL	
BUILDING SUBCODE OFFICIAL	25.00 – 60.00
PLUMBING SUBCODE OFFICIAL	25.00 – 60.00
FIRE SUBCODE OFFICIAL	25.00 – 60.00
ELECTRICAL SUBCODE OFFICIAL	25.00 – 60.00
FIRE INSPECTOR	20.00 – 40.00
BUILDING INSPECTOR	20.00 – 40.00
ELECTRICAL INSPECTOR	20.00 – 40.00
PLUMBING INSPECTOR	20.00 – 40.00
CODE ENFORCEMENT OFFICER	18.00 – 30.00
CONFIDENTIAL AIDE TO MAYOR	12.00 – 30.00
SPECIAL OFFICER CLASS I	12.00 – 13.59
SPECIAL OFFICER CLASS II	17.00 – 25.00
CLERK 1	14.90 – 18.25
CLERK 2	15.00 – 22.50
CLERK 3	16.50 – 26.50
KEYBOARDING CLERK 1	12.00 – 20.00
KEYBOARDING CLERK 2	15.00 – 30.00
CROSSING GUARD	11.00 – 28.00
VIOLATIONS CLERK TYPING	14.42 – 20.00
ADMINISTRATIVE ASSISTANT 3	12.00 – 20.00
EMERGENCY MEDICAL TECNICIAN	12.00 – 18.00
ANIMAL CONTROL OFFICER	12.00 – 25.00
SEASONAL EMPLOYEE	12.00 – 14.00

SECTION 24. Effective date/effective duration. This ordinance shall take effect immediately upon final passage and publication according to law, and the provisions thereof shall be effective as of January 1, 2018, and shall remain in effect until such time as amendments are required. No rights are created beyond the effective period of this ordinance.

SECTION 7. Repealer. All ordinances and parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. Severability. In the event that any portion of this ordinance is determined to be invalid, such determination shall not affect the remaining portions of the ordinance, which are hereby declared to be severable.

INTRODUCED: APRIL 8, 2018
ADOPTED: