

Approved: March 9, 2021

## **MONTAGUE TOWNSHIP COMMITTEE MEETING**

### **MINUTES**

**February 23, 2021  
(Zoom Meeting)**

**7:00 PM**

#### **OPENING STATEMENT**

Deputy Mayor Martin called the Montague Township Committee meeting to order at 7:00 p.m. announcing that adequate notice had been provided to the New Jersey Herald and the Sunday New Jersey Herald for publication in which notice was given of the date, time, place and general agenda of the meeting according to the Open Public Meetings Act.

#### **FLAG SALUTE**

The Pledge of Allegiance commenced.

#### **ROLL CALL**

Present were: Ms. Crawford, Ms. Martin, Mr. Merusi and Mr. Zitone.  
Also present was Clerk DeFabiis and Attorney Rossmeissl

Absent: Mayor Innella was excused

#### **MINUTES**

Ms. Martin informed those in attendance that the Regular Meeting Minutes of January 26, 2021 were approved at a special meeting held on February 12, 2021

#### **ORDINANCES** (First Reading)

2021-01 AN ORDINANCE AMENDING CHAPTER 56 STORMWATER  
MANAGEMENT OF THE TOWNSHIP OF MONTAGUE CODE

One correction was noted on the second page, Chapter 56-4B, where there is a reference to the Township of Andover. This will be corrected to say "This chapter shall also be applicable to all major developments undertaken by the Township of Montague."

Mr. Merusi made a motion to open Ordinance 2021-01 to the public. Ms. Crawford seconded, and the motion carried with a unanimous roll call vote.

There being no comments from the public, Ms. Crawford made a motion to close Ordinance 2021-01 to the public. Mr. Merusi seconded, and the motion carried with a unanimous roll call vote.

Ms. Crawford made a motion to approve Ordinance 2021-01. Mr. Merusi seconded, and the motion carried with a unanimous roll call vote.

#### **ORDINANCES** (Second Reading)

None

#### **RESOLUTIONS**

2021-17 RESOLUTION APPROVING THE EXECUTION OF A POWER PURCHASE  
AGREEMENT WITH NEW JERSEY RESOURCES CLEAN ENERGY  
VENTURES FOR THE INSTALLATION OF A SOLAR SYSTEM ON THE  
TOWNSHIP-OWNED STRUCTURE LOCATED AT BLOCK 7, LOT 42.01  
AND FOR THE PURCHASE OF ELECTRICITY THEREFROM

Attorney Rossmeissl gave a summary of this Resolution stating that it concerns the solar panel installation at the firehouse that was discussed at a previous meeting. This is a Resolution to approve an agreement with NJR Clean Energy Ventures II Corporation also known as Geoscape. This company is going to install solar panels on the firehouse roof. It will require a 20-year lease of the Township whereby the township will be buying its energy from these solar panels rather than from JCP&L for its municipal building, the firehouse, the community center and the DPW garage. The cost of the electricity will be 6 cents per kilowatt as opposed to the 16 cents per kilowatt that the municipality is paying now to purchase energy from JCP&L. It will result in

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significant cost savings. At the end of the 20-year lease term, the Township will have the option to purchase the solar panels for its own use at fair market value or have this company remove the solar panels if the Township no longer wishes to have them. NJR Clean Energy Ventures will be applying for a State program whereby they will be able to sell credits to the utility companies for the excess electricity they are providing to the Township. It's a bit of a convoluted program, but they make their money by selling these credits called Transition Renewable Energy Certificates. The Municipality saves a significant amount on the electricity it purchases, and this company makes money by selling these credits. That's essentially what this Resolution does; it's a contract that the Township is permitted to enter into without public bidding pursuant to N.J.S.A. 40A:11-4.6 because it's an energy savings improvement program. By passing this Resolution tonight, the contract will not automatically be signed by the Township because there still needs to be some guarantees and some additional documents from this company before the Mayor and Clerk sign the contract with this company.

It was noted that on Page 1 and 2 of the contract, the address should be changed from 274 Clove Road to 275 Clove Road. Attorney Rossmeissl will double check and correct the property information before the contract is signed.

Ms. Crawford made a motion to approve Resolution 2021-17. Mr. Merusi seconded, and the motion carried with a unanimous roll call vote.

### **CORRESPONDENCE**

Mayor Brendan P. Rae, Long Hill Township - Mayor Rae is asking for Township support on Long Hill Township's Resolution 20-313 regarding COAH. He's demanding that the New Jersey State Legislature accept its responsibility to administer the provisions of the Affordable Housing Act and stay further action until such time as it has promulgated rules governing its implementation. The Deputy Mayor is in support of creating a resolution in agreement with the Township of Long Hill. When Jessica Caldwell was doing this, Montague Township was the first to go to court and was approved, so Attorney Rossmeissl will look into this before any resolutions are created that may cause problems. This correspondence was tabled until the next meeting.

### **NEW BUSINESS**

Montague Township Police Patrol –Activity Report Summary 2020  
This was reviewed at the last meeting.

### **OLD BUSINESS**

#### **Burned Out Buildings (Attorney)**

Attorney Rossmeissl spoke to the Township Construction Official, Bob Huber, and discussed a plan of action with regard to each individual property the Township is aiming to deal with. It's going to begin with a Notice of Abatement as discussed when talking about processes at the last meeting. Mr. Huber and his assistant are putting together a list of the abandoned properties in the township that will be prioritized by urgency. No action will be taken on any of them before the whole committee is able to discuss the properties. Mr. Huber is aware of the funds that the Township has, and he thought this was a long time in coming. He is on the same page as everyone else.

#### **Short Term Rentals (air bnb) (Attorney)**

Attorney Rossmeissl sent the Committee an Ordinance that was discussed at the last meeting, but brought it up as a discussion item just one more time so everybody had a chance to have the physical copy of it in front of them before it is formally introduced at the next meeting. It is a pretty straightforward, simple Ordinance, but Attorney Rossmeissl welcomes any specific questions there may be after review. Ms. Martin reviewed the Ordinance and felt it was in order. It will help the community with issues it had in the prior year regarding this. The Ordinance has the 60-day limit and that was what the Committee was after.

#### **Chickens (Crawford)**

This was tabled until the next meeting in order to provide more current information.

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**REPORTS**

Deputy Mayor Martin stated that there are no reports this meeting, but let those in attendance know that a Tax Collector has been hired and will be working on Tuesdays and Thursdays, and stated that the information will be updated on the website.

**PUBLIC PARTICIPATION (limited to three minutes per person)**

Mr. Zitone made a motion to open to the public. Mr. Merusi seconded, and the motion carried with a unanimous voice vote. Deputy Mayor Martin asked if any member of the public wished to speak. Clerk DeFabiis stated that there is also a chat option should the public wish to type their message. There were no responses from the public via phone or on the chat option.

Mr. Zitone made a motion to close to the public. Mr. Merusi seconded, and the motion carried with a unanimous voice vote.

**ADJOURN**

Ms. Crawford made a motion to adjourn at 7:35 PM. Mr. Merusi seconded, and the motion carried with a unanimous voice vote.

Respectfully submitted:

**EILEEN DEFABIIS, RMC  
MUNICIPAL CLERK**