

Approved: September 27, 2022

MONTAGUE TOWNSHIP COMMITTEE MEETING

MINUTES

SEPTEMBER 13, 2022

7:00 PM

OPENING STATEMENT

Mayor Innella called the Montague Township Committee meeting to order at 7:04 p.m. announcing that adequate notice has 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 at the Board of Health Meeting prior to the Township Committee Meeting.

ROLL CALL

Present were: Mr. Krumpfer, Mr. LeDonne, Mr. Merusi, Mr. Zitone and Mayor Innella. Also present was Municipal Clerk Eileen DeFabiis and Municipal Attorney Robert Rossmeissl

Absent: None

PRESENTATION

Mayor Innella invited Kira Kneiss to come forward to speak. Miss Kneiss is a Montague Township Girl Scout and will be going for her Gold Award. In order to obtain a Gold Award with the Girl Scouts a final project to better the Community must be completed. Miss Kneiss presented to the Montague Township Committee her idea to make and install a "Little Library" for the residents of the Township to use. The "Little Library" would be placed at the Town Hall and would house a variety of books for all ages to use. Miss Kneiss will also be collecting plastic materials as well through the Trex Program to receive a sitting bench to place on the grounds. The Township Committee thanked Miss Kneiss for presenting this idea to the Committee and gave their approval for the project.

PROCLAMATION- *Childhood Cancer Awareness Month - September*

Mayor Innella read a Proclamation recognizing and declaring the month of September as Childhood Cancer Awareness Month in the Township of Montague.

VOUCHERS

Mr. Merusi made a motion to approve the vouchers. Mr. Krumpfer seconded, and the motion carried with a unanimous roll call vote.

MINUTES

Mr. Krumpfer made a motion to approve the Regular Meeting Minutes of August 23, 2022. Mr. Zitone seconded, and the motion carried with Mr. Krumpfer, Mr. LeDonne, Mr. Zitone and Mayor Innella all voting yes, and Mr. Merusi abstaining.

RESULTS FROM BID OPENING– Fire Chief Vehicle – Attorney Rossmeissl stated that the Township put out a request for bids to replace the Fire Chief's professional work vehicle. Only one bid was received in response to this request. The bid received was from Royal Buick GMC in Sussex, New Jersey. Attorney Rossmeissl will review the formal bid to make sure everything is in order and the Township can approve a Resolution accepting the bid at the next Township Committee Meeting.

ORDINANCES (First Reading)

2022-14 AN ORDINANCE OF THE TOWNSHIP OF MONTAGUE, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AMENDING CHAPTER 54B OF THE TOWNSHIP CODE TO MANDATE INSPECTIONS OF CERTAIN RENTAL PROPERTIES FOR LEAD-BASED PAINT (*tabled from the August 23, 2022 meeting*)

Attorney Rossmeissl stated that the Township Committee had tabled the first reading of this Ordinance at the last meeting because this was, yet again, another unfunded mandate from the

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State to the Municipalities. This mandate would order that the Township conduct lead-based paint inspections in certain properties that are used as rentals. The idea here was to hold out until the DCA had reached a decision on whether or not the township could mandate that the property owners be responsible to contract with a lead-based paint certified contractor for these inspections instead of making it the responsibility of the Township to hire a third-party contractor or have an employee certified to perform these inspections, neither option would be cost and time effective for the Township. Attorney Rossmeissl did speak with the DCA today and was told that their period for comment is closing on September 16th, so they will have their hearing that same day and there should be some clarity on the remaining issues. Mayor Innella expressed his concern of having the Township conduct these inspections as far as liability goes; in his opinion it would be much better to outsource this to a third-party contractor. Mr. Zitone expressed his discontent for the entire mandate saying it is another financial strain on the municipalities. Mr. Merusi made a motion to table this Ordinance. Mr. Krumpfer seconded, and the motion carried with a unanimous roll call vote.

ORDINANCES (Second Reading)

2022-15 AN ORDINANCE OF THE TOWNSHIP OF MONTAGUE, COUNTY OF SUSSEX, STATE OF NEW JERSEY, PROVIDING FOR THE PURCHASE OF THE SPATIAL DATA LOGIC SYSTEM FOR THE CONSTRUCTION DEPARTMENT AND CODE ENFORCEMENT. THE TOTAL COST OF THE EQUIPMENT IS \$12,000 APPROPRIATING A SUM OF \$12,000 FROM THE CAPITAL IMPROVEMENT FUND.

Mr. Krumpfer made a motion to approve this Ordinance. Mr. Merusi seconded. Mr. LeDonne made a motion to open to public for discussion regarding Ordinance 2022-15. Mr. Merusi seconded, and the motion carried with a unanimous voice vote.

With no comment from the public, Mr. Merusi made a motion to close to public. Mr. Krumpfer seconded, and the motion carried with a unanimous voice vote.

Municipal Clerk DeFabiis then called the roll, and the motion to approve Ordinance 2022-15 carried with a unanimous roll call vote.

RESOLUTIONS

2022-100 A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MONTAGUE, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY IN OPPOSITION TO THE REASSIGNMENT BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION OF ALL MUNICIPALITIES CURRENTLY DESIGNATED TIER B UNDER THE MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT PROGRAM TO TIER A DESIGNATION

Mr. Zitone made a motion to approve Resolution 2022-100. Mr. LeDonne seconded, and the motion carried with a unanimous roll call vote.

2022-101 OUTSIDE LIEN REDEMPTION (BL 2, LT 2)

Mr. Merusi made a motion to approve Resolution 2022-101. Mr. LeDonne seconded, and the motion carried with a unanimous roll call vote.

2022-102 AUTHORIZATION TO CANCEL TOWNSHIP TAX SALE CERTIFICATE (BL 18.50, LT 1, CO1)

Mr. Zitone made a motion to approve Resolution 2022-102. Mr. Merusi seconded, and the motion carried with a unanimous roll call vote.

CORRESPONDENCE

Keith Lillis – Dynamic Auto Brokers, LLC – Request Municipal Approval to submit Used Motor Vehicle Dealer application to the New Jersey Business Licensing Bureau. Clerk DeFabiis stated that Mr. Lillis will be renting the location where the old Hinkley Car Lot was on Route 206. Clerk DeFabiis also commented that all the paper work is in order and the Zoning Officer has done a site inspection, there is also no change in use to the property. Mr. Merusi made a motion to approve this request. Mr. LeDonne seconded, and the motion carried with a unanimous roll call vote.

NEW BUSINESS

Cell Tower Lease Acquisition Request – Mayor Innella commented that the Township has had an offer from Diamond Communications to purchase the Cell Tower Lease. The Committee then discussed the various different options for either selling the lease or counter offering. The Committee then decided that they would like to put a counter offer in to Diamond Communications. Clerk DeFabiis will also contact the other company who she has previously received offers from to see if they would be interested in purchasing the lease and at what amount they would do so. Mr. Zitone added that he feels if they are going to counteroffer to Diamond then they should not inquire to the other company.

Short-Term Rentals (STR)– Mayor Innella commented that this item is on the Agenda tonight as a discussion only. He then asked the other members of the Committee on where they stand as far as possibly amending the existing STR Ordinance. Mr. Krumpfer stated that as it stands STR's are not allowed in the R-4 zone, which includes a majority of the High Point Country Club properties. Mr. Krumpfer added if the High Point Community Corp. did in fact pass a Resolution, which he was told that they did, the HPCC would then be agreeing that they (the HPCC board members) feel it is the best thing for the Community and they are the ones who speak for that community. As long as they can meet the same or even higher standards than what the Township currently has on the books, then there should be no issues allowing the STR's within the R-4 Zone. Mr. Merusi said problems can arise if one person of an HOA says they do not want to allow STR's in their individual HOA because they would need 100 percent agreement, now you have animosity toward neighbors. Mayor Innella said if the HPCC really wants to allow for the STR's in the R-4 zone then they really have to step it up as far as enforcement and management goes because from the Resolution that Mayor Innella read they put the responsibility right back on the individual HOA's to deal with any complaints. Mayor Innella also added that he looked into one of the special rulings and according to this ruling by Judge Stanton, the HPCC is to be strictly residential and that ruling cannot be changed. The Committee then opened up a special public comment period regarding STR's. Mr. LeDonne made a motion to open to the public. Mr. Merusi seconded, and the motion carried with a unanimous voice vote.

Wendy Keefer – Shore Drive – Ms. Keefer stated that she lives in a duplex within the HPCC and her concern with STR's is that the HPCC the way it is, without STR's, is not doing a proper job of managing the community. There are several concerns that are not being address as is regarding safety and rules being broken. Ms. Keefer elaborated saying there is constant speeding, there are drug issues, dogs off leashes, and dumping of refuse to name a few. When you call to report this the HPCC directs you elsewhere or are unwilling to help, there is no one to reach out to because there is no management or security. The State Police take far too long to get up here and there is no local Police Department to help with enforcement. In her opinion the HPCC is not managing the community and it is an injustice to those that live there. Most of the people that are on the Board for the HPCC are not full-time residents so there is no impact to them because it is basically an investment.

Stephanie Rakotz (AAA Atlantic, LLC) Shore Drive– Ms. Rakotz asked if the Attorney and the Committee were in receipt of the HPCC HOA Resolution that passed recently. Ms. Rakotz then read a prepared memo regarding the validity of the HPCC Resolution regarding STR's. Ms. Rakotz went on to speak positively about the benefits of STR's within the Community. Ms. Rakotz stated that she agrees the HPCC will have to step-up when it comes to management and working with the Township. There is still a lot that the community needs to go through and this will take money, time and a solid board in order to do that. In her opinion the community does have that, and the people within the community need to give the HPCC board a chance.

George Gelderman – Deerfield Lane – Mr. Gelderman stated that he has in the past served on the Board of Trustees for the HPCC. He has a number of concerns with STR's within the community. First and foremost is the roads within the club, anyone who has driven within the community knows how narrow the roads are. He personally walks the roads a lot with his dog and people speed excessively through the club. Mr. Gelderman stated that within Judge Stanton's formal judgment/decision he said he wanted to create a formal deceleration of a comprehensive community or neighborhood." The portion of the community that they live in has become a neighborhood where people know each other's names, they help each other clear their driveways after a snow storm, they walk their dogs together and wave to neighbors as they drive by and stop to chat with them when they are in their yards. They keep an eye on each other's properties and let them know when something seems wrong. Mr. Gelderman added that he cannot see this sense of community happening if some of these buildings move to a short-term rental.

Tasha DeGeorge – Sleepy Hollow – Ms. DeGeorge also expressed her opposition towards allowing Short-Term Rentals within the HPCC. Ms. DeGeorge stated that since it has been allowed in the other areas of the Township they have gotten to see how that is working out and most have been legal and quiet and others have had some problems. Ms. DeGeorge stated that there has always been issue with enforcing the Township Ordinances and not for lack of trying, but more because people just don't listen or don't care. Ms. DeGeorge added that High Point County Club has an even harder time getting people to listen to the rules. Ms. DeGeorge stated that she agrees with Ms. Keefer's and Mr. Gelderman's comments, they are the full-time home owners and live there all the time and they did not sign-up for a hotel next-door. She personally owns one half of a duplex and she would not want different people there every weekend using her septic and not being respectful of her property. In Ms. DeGeorge's opinion she does not think that STR's should be allowed in the HPCC unless all owners are in agreeance. There are issues with parking, enforcement and slow police response times. Ms. DeGeorge stated that she understands that some people have purchased properties as an investment and they have done a wonderful job fixing them up, but so have a lot of the other full-time residents and they all have invested in the community. Ms. DeGeorge stated having these STR's will destroy the sense of community, and what the community needs are full-time rentals because there is a shortage. Ms. DeGeorge also asked if the Township is actually receiving the tax that is supposed to be charged for STR's. Clerk DeFabiis stated that she looked into this and the tax is sent after a full year, and it has not been a year yet. Lastly, Ms. DeGeorge stated that she can appreciate that these investors see the community worthy of investment, but there needs to be balance and accountability for the residents and voters.

Ed Zelinsky – Shore Drive – Mr. Zelinsky commended the Township Committee that put together the STR Ordinance in the first place because they did a great job. Mr. Zelinsky feels that all the bases were covered, but still feels that the policing and/or enforcement could be better; there needs to be a better way to take care of complaints. Mr. Zelinsky stated that changing this Ordinance would weigh the greater population of Montague against the few that want STR's within the R-4 Zone.

Mike Recchia – Shore Drive – Mr. Recchia stated that he is a member on the HPCC Board of Trustees. The board has passed a Resolution that would allow for STR's and it seems that there are some people that don't like the Resolution, but they are about .5% of the population. Mr. Recchia stated that there has been speed humps installed to slow down speeders and there is a dog park where residents can take their dogs to run; they are doing everything that they can to make the community better and in his opinion allowing STR's will allow for more investment to come in.

Tasha DeGeorge – Sleepy Hollow – Ms. DeGeorge rebutted to Mr. Recchia's comments. She stated that the investors and the board are all for allowing short-term rentals, but the residents are definitely not for it, and she gets it they are there with a different mind-set than homeowners.

George Gelderman – Deerfield Lane – Mr. Gelderman also added saying, a large population of the Township of Montague is transient, so for those in the population that maybe do not have a strong opinion one way or the other, if things don't go right, they may turn against it. As for those who have lived here ten/fifteen plus years, if things don't go right they may decide to leave also which will only increase the transient population.

Augustino Jusupov – Hidden Glen – Mr. Jusupov stated that he is fairly new to Montague Township; he moved here just about four years ago. Mr. Jusupov stated that he is against the Short-Term Rentals. He has heard from family members who live in Milford and have had a horrible experience with people coming up for the weekends and trashing the places they stay in and have no regard for the residents. Mr. Jusupov stated that there is already enough problems, such as the road conditions in the HPCC, and this will just add to it.

Wendy Keefer - Shore Drive – Ms. Keefer wanted to answer a question that was called out while another person was speaking which was, what does the road conditions have to do with STR's? Ms. Keefer retorted saying that going back to the initial point that she made regarding the HPCC, they are not managing the community as it is and if you bring STR's to the community it is going to be a disaster.

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Paul DeTois- Mr. DeTois said that early in the meeting Mr. Krumpfer stated that the Short-Term Rental buildings, based on the Resolution that HPCC passed, would require all property owners within a multi-family dwelling to agree to STR's. Mr. DeTois stated if this is the case then it should not have too much effect because it will only be in units where all owners agree or single family homes. Mr. DeTois added that in regard to the High Point Community as a whole, there seems to be a lot of negativity, but there doesn't seem to be a lot of solutions on how to make things better, the HPCC board members are trying. Mr. DeTois also said that as long as the regulation is strong enough there shouldn't be any problem. The problem in the HPCC is that they need money, there are many owners that aren't paying their dues, and they are in dire need of income, so they can repair the bridges and roads.

Stephanie Rakotz (AAA Atlantic, LLC) Shore Drive – Ms. Rakotz stated that they are one of the investors within the community, they own and live in their condo. They come up at least three to four times a month if not more. They have done their market research regarding units within the building. For those who have not actually read the Resolution passed by the HPCC Board of Trustees, they need to because the restrictions that would be placed on any vacation rentals or short-term rentals are extensive. The bottom line is it is going to take a lot of work in order for someone to have and operate an STR within the High Point Community. There will not be party people coming up to use these, there are restrictions in terms of age rental. Also, if you are using a platform such as Airbnb or VRBO then for the most part the renters have been verified. Ms. Rakotz added that she feels that individual homes will have more problems than these units because of the size of the properties and the bedroom expanse that they have. Ms. Rakotz added, once again, that she is willing to offer to the Community her services to be able to help regulate and manage. There is a new management stepping up to the plate in the HPCC; there is a lot more control over what they didn't have before.

Ed Zalenski – Shore Drive – Mr. Zalenski stated that he has an email that was sent from Ellen Phelps of Shore Drive who could not be here tonight as she is currently out of the state. Mr. Zalenski read from Ms. Phelps' email and within the email Ms. Phelps' stated that she would like to reiterate what she said at the Township Committee Meetings last year when the short-term rentals were discussed. It has been Ms. Phelps' experience that short-term rentals negatively impact the lives of HPCC residents. A condo unit within her building was being rented out for weekends and several car loads of people would arrive on Friday and with that came a myriad of problems including: excessive noise and drinking outside, parking issues, disregard for the property and others living in the building. Bags of garbage were left outside and then the bears got into it after the weekenders left, and since the owners do not live in the condo the mess was left for others to pick up. Ms. Phelps also had to request of these weekend renters that they not shoot bb guns in the yard. The HPCC is a residential community and not a weekend retreat for non-owners or out of towners. Ms. Phelps added in her email that she thought after the Ordinance last year there were to be no short-term rentals with the HPCC and she would like to know why this issue is coming to the surface again.

Mike Recchia – Shore Drive – Mr. Recchia said, to everyone in attendance that had a negative comment regarding short-term rentals has absolutely no verification of what they stated or any data to back this up. Mr. Recchia and Ms. Rakotz have done a lot of research on this and he feels that if there is no data or backup then this information is not valid.

With no further comments from the public regarding short-term rentals Mr. Krumpfer made a motion to close to the public regarding this item. Mr. Merusi seconded, and the motion to close to public carried with a unanimous voice vote.

Mayor Innella added a comment regarding short-term rentals saying that the Township opened the door for discussion on this item once again because they had someone ask them to reconsider and they said they would listen to what the public had to say regarding short-term rentals. Mayor Innella added that before the Township even considers changing the Ordinance to allow for STR's in the R-4 Zone the HPCC will have to come up with a solid plan of how they plan to manage and regulate. Mr. Zitone asked Attorney Rossmeyssl if he had a chance to look into Judge Stanton's rulings to see if STR's would even be allowed in there based upon the special ruling. Attorney Rossmeyssl replied that in his opinion it is subjective and honestly could be read both ways of either permitting or disallowing. Attorney Rossmeyssl further added if HPCC wanted it badly enough they could probably go one step further and amend their by-laws, the issue for the Township Committee is whether or not they would like this to be a permitted use in the R-4 Zone.

Walking Path/Millennium Strategies – Mayor Innella stated that the Township is in search of grant funding to install a walking path at the Township Municipal grounds. The Committee has looked into this on their own but have had no luck in weeding through the several different possible grants that the Township may or may not be eligible to apply for; the amount of ‘research and time to do so is extensive. The Township contacted Millennium Strategies, a grant writing company, which they have successfully worked with in the past on other special projects. Millennium has submitted a proposal to the Township of Montague for use of their online portal which is tailored to the Township and is updated on a weekly basis that would allow for the Township to view and apply for any grants that they would be eligible for. This includes federal, state and local grants. Also included in the proposal would be Millennium’s consolation services and a discounted hourly contracted rate for any grant writing services. The subscription cost for the portal would be \$650 per month which the township would not be locked into since they have a 30-day opt-out clause. The Township would really like to see this project done right and get some grant money to do so. Mr. Krumpfer added that they did do some surveying and excavating of the path already and the path will be a half mile, but at the time it was intended to be more of crushed gravel and it would not have been handicap accessible, so if they can secure grant money for this it will certainly be a much better scenario. Mr. LeDonne stated that he feels that this is the only way to actually do it right and get a grant because they are very experienced. The Committee agreed that they all felt that it would be a worthy investment, especially since they already have the money budgeted. Ms. DeFabiis suggested asking Millennium if there is a time period in which the recreational grants tend to come out so this way they can start the subscription service for that time period. Mr. Krumpfer made a motion to enter into an agreement with Millennium Strategies for their subscription service for their grant portal, discounted grant writing rate and consolation services for a period of three months. Mr. Merusi seconded, and the motion carried with a unanimous roll call vote.

OLD BUSINESS

None

REPORTS

Construction Department – August 2022 – There were 18 permits issued for the month of August 2022, no Certificates of Occupancy, and 8 Certificates of Approval for a total collected of \$6,579.

Tax Collector – August 2022 – Outside Lien Redemption \$14,579.42; Cost of Sales \$218.59; (2021) Prior Year Taxes Collected: \$8,824.69; (2022) Current Year Taxes Collected \$2,261,510.90; Interest Collected \$2,815.96; Prepaid (2023) Taxes \$14,319.46 for a total collected of \$2,302,269.02 for the month of August 2022.

PUBLIC PARTICIPATION (limited to three minutes per person)

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

Haley Krause – Deckertown Turnpike – Ms. Krause explained to all in attendance that her home is situation on the intersection of Deckertown and Clove Road. They moved to Montague just about two years ago and have since had their second child. Three months into moving into their home they had their first incident. On September 18, 2020 a drunk driver came through the intersection and hit well pump and left the scene of the accident, they were then later caught. Ms. Krause did reach out to the Township at that time and she was informed that both Deckertown Turnpike and Clove Road are County Roads under the County’s jurisdiction. She then contacted the County and had a surveyor come out. There is currently a sight easement on their property which runs through their driveway all the way up through the back part of the property. They did ask for permission to lift the easement so this way they could put some sort of barrier there to keep their children safe. The surveyor said that they cannot have anything within the easement. About three months after they were told no, another drunk driver came down Clove Road and flip their car. The latest incident was just this past Sunday, another drunk driver came through the intersection and became airborne all the way through the intersection and just missed hitting their house by four feet where her family sleeps. Ms. Krause once again reached out to the County and spoke to the same gentleman whom she spoke with the year before and she mentioned that she is not going to let this go again because luckily no one was hurt. Ms. Krause stated she is not sure what else she can do because of the site easement. Ms. Krause added that she has done her research and she knows that at one point the County was trying to move the

roadway over so that Deckertown was more of a straight shot through, they talked about putting in a guardrail. She had brought up several different suggestions to the gentleman at the County to prevent any incidents moving further and he stated that the reason why they haven't been able to do anything is because there is no funding. Ms. Krause had then asked for permission to be able to put up a retaining wall or purchase boulders, out of their own pockets, to be able to provide some type of security for their family, and she did put in an application with the County. Ms. Krause stated that the County told her that their engineers will take a look at this but due to the uniqueness of the situation there was no timeframe as to when they would get back to her. Ms. Krause asked if there was anything that the town can do or even point her in the right direction of who she can speak with to put some pressure on the issue. Mayor Innella stated that they would be happy to make a few calls. Ms. Krause stated that she knows that a few years back Congressman Gottheimer was in the area and was trying to get guardrails installed at the intersection of Clove Road and Route 206, another dangerous intersection, and the NJDOT responded saying that putting in guardrails would actually do more damage than a vehicle going into the dwelling. Therefore, Ms. Krause isn't sure what the best option would be as far as what to request from the County. Mr. Zitone stated that they could write a letter to the County with Ms. Krause's concerns and that the Township would like to see some sort of safety measure installed. Mayor Innella added that he will make a phone call to the County and to the County Commissioners to see what they can do.

Ralph Cashell – Minisink Drive – Mr. Cashell questioned why the abandoned trailer on River Road is still there. Mr. Merusi stated that he had the State Troopers there yesterday and there is no identification on it whatsoever and they were going to make some calls. Mr. Merusi stated that he will call the Trooper Barracks tomorrow for an update. Mr. Cashell also stated that he noticed there seems to be a trailer on the burned-out property on River Road. Mr. Merusi stated that the Township did authorize this use for an initial period of three months, with the applicant needing to reapply for extension thereafter. Mayor Innella asked if the Township would be able to pull the abandoned trailer on River Road off and dispose of it, of course at their cost. Attorney Rossmessl commented that it is on County land, so the Township would have to coordinate with them.

Ed Zelinsky – Mr. Zelinsky complimented the Township Committee for lighting the building up in recognition of Childhood Cancer Awareness month. Mr. Zelinsky stated that this was a very nice touch and thanked the Township Committee. Mr. Zelinsky also commented on the Cell Tower Lease deal saying that the Township may want to consider contacting the other company and give them an idea that they have been working on this and cannot come to an agreement and give them a chance to bump up their offer.

Jim Golden – Durol Drive – Mr. Golden is the owner of the Golf Course in the HPCC and in the last two months he has gotten a call from a company asking if they can put up a cell tower on golf course property, so it is still very much a hot item to put these towers up. The other part of this is if someone else is willing to pay you more than you are getting for the lease on this thing, it may be that they may have others coming in to co-locate on the tower. Mr. Golden stated that he also supports the Township Committee's move regarding going with a grant writing firm. Mr. Golden was a grant writer for five-years and procured over twenty-million dollars in grants over that period. Mr. Golden said that going for grants without a professional grant writer is not a wise thing to do for the very reasons the Committee talked about. There are buzz words and certain things that they have knowledge about that the Townships otherwise would not know.

Paul DeToit – North Shore Point – Mr. DeToit spoke regarding the Cell Tower Lease buyout asking if the Township's financial regulations oblige the Township to put it out for tender when an unsolicited offer like this comes in, this way everyone who might have an interest has a fair shot. Attorney Rossmessl stated that they are going to have to look into this because there are some special purpose things that you can actually do without going out for a formal bid. Attorney Rossmessl added, typically, with a situation like this, often a town will work with various contractors who are interested in bidding, and then when they know where they stand legitimize the process by sending out a request for proposal, so right now the Township is informally entertaining offers. Lastly, Mr. DeToit stated that Mike Recchia was voted in to the Board of Trustees for the HPCC by the voters and his platform was very much known that he wanted to push for STR's within the HPCC.

There being no further comment from the public, Mr. Merusi made a motion to close to the public. Mr. Krumpfer seconded, and the motion carried with a unanimous voice vote.

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ADJOURN

Mr. LeDonne made a motion to adjourn at 8:53 PM. Mr. Zitone seconded, and the motion carried with a unanimous voice vote.

Respectfully submitted:

**EILEEN DEFABIIS, RMC
MUNICIPAL CLERK**