

REGULAR MEETING
LAWRENCE TOWNSHIP COUNCIL
LAWRENCE TOWNSHIP MUNICIPAL BUILDING
COUNCIL MEETING ROOM – UPPER LEVEL

January 16, 2018

The following are the Minutes of a Regular Meeting of the Lawrence Township Council that was held on Tuesday, January 16, 2018, at 6:30 P.M.

The meeting was opened with the Inspiration and Pledge of Allegiance, led by Municipal Clerk.

At the commencement of the meeting Mayor Bobbitt read the following statement of proper notice:

STATEMENT OF PROPER NOTICE: "Adequate notice of this meeting of the Lawrence Township Council being held on Tuesday, January 16, 2018, has been provided through the posting of the annual meeting schedule of said Council in accordance with Section 13 of the Open Public Meetings Act." Said Notice was forwarded to The Trentonian, The Times and The Princeton Packet on December 26, 2017.

The roll was then called as follows:

Present: Councilmembers Kownacki, Maffei, Powers and Mayor Bobbitt.
Absent: Councilwoman Lewis.

Also in attendance were Kevin Nerwinski, Esq., Municipal Manager, and David Roskos, Esq., Municipal Attorney and Peter Kiriakatis, Certified Financial Officer.

Special Proclamations, Recognitions and Presentations

Hearing: Charlie Allen Towing – Appealing Denial of Towing License

Mr. Roskos advised that Charlie Allen Towing requested an Appeal before the Township Council based on the denial of his Towing License Application. So, he will first have the applicant, Mr. Allen, present his case and rational as to why his company's appeal should be reconsidered for approval by Council then he will have the Chief of Police, Mark Ubry, review his decision of denial for the company. Afterwards, a comment, question, answer and review period will take place relative to the Towing Ordinance and Appeal, after which the Council will then make a final decision based on the information presented in the hearing by both parties.

After hearing the testimony of Officer Sean Kerins, Police Chief Ubry and Township Attorney's opinion relative to the towing storage facility not being located within three (3) driving miles of any Township border as stipulated in the Towing Ordinance, the Towing Appeal for Charlie Allen Towing was denied on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						X
Ms. Lewis				X			
Dr. Maffei	X						
Mr. Powers	X					X	
Mayor Bobbitt	X						

Public Participation (5-minute limitation per speaker)

Mr. Larry Cohen, resident of Fanwood, New Jersey, indicated he is the Volunteer Legislative Coordinator for the Humane Society of the United States and that he previously spoke before the Council several months ago regarding inhumane breeding conditions from pet shops and commercial establishments. And, he would like to thank the Council on behalf of the Humane Society for the introduction of the Pet Shop Ordinance that is on the Agenda this evening and for recognizing the issue along with 116 other towns in New Jersey and the State of California that passed a statewide band for retail sale of dogs and cats last month. He is also thrilled that Lawrence Township understands the issue; whereby, Federal and State governments in states where large commercial breeders exist are not doing the job of preventing the torture and cruelty that exist in the puppy mills and for not preventing those mills from supplying stores within New Jersey.

Mr. Cohen advised prior to adoption of the Pet Ordinance the Council will hear feedback from the Pet Stores uttering the ordinance will ruin the distribution channels of pets in the State of New Jersey; ruin a person's chance of ever owning a pet of their own and/or choice; Shelters becoming Class B dealers; pet shop owners maligning shelters, rescues and the Humane Society and no other dogs other than the ones they get from their breeders are worthy of being sold. They will basically try and smear dogs that are not good enough for their stores, groups who try and save those dogs and the people who make up those groups which should signal a huge red flag to the Council. The fact that their M/O is to smear the people who work so hard to rescue and help those animal reminds him of when the tobacco companies argued that cigarettes do not cause cancer; however, they now know better and laws have been enacted to protect innocence people. They will also hear that pet stores do not get their animals from cruel and inhumane breeders...but the more he listens to them, the more they sound like the tobacco companies. He thanked the Council again for introducing the proposed Ordinance that reflects their morals, values and support of animal welfare and advised that there is a pet store in Lawrence that currently follows the model that they are

proposing and they plan to attend the second reading to demonstrate their support and he looks forward to seeing them then.

Mr. Roskos stated for the record the Township does not take public comments at the first reading of an ordinance. The first reading is for introduction and the second reading they hold a public comment period prior to adoption of the ordinance. So, it is okay that he already made public comments on the Ordinance as he is not trying to go on a tear; but the town's procedure for years has always been public views are heard on the second reading, and advised Mr. Cohen going forward the appropriate time for he and his adversaries to comment would be second readings as that is the process.

Mr. John Ryan, 128 Villanova Drive, greeted everyone and inquired about the Notice that was sent out to residents of Ewing, Hamilton, Lawrence and Trenton regarding Trenton Water Works Drinking Water Restriction due to a treatment plant malfunction that caused high turbidity (cloudiness) in the water and asked if anyone had an update on the matter. Mayor Bobbitt advised that he has been in contact with both the Mayor of Trenton and his Chief of Staff and he knows that the Township Manager and Lawrence Health Officer, Carol Chamberlain, have also been in contact with various officials regarding the matter. Mayor Bobbitt then deferred the conversation to Mr. Nerwinski who advised that he and Ms. Chamberlain are in constant communication with various officials regarding the issue, and Ms. Chamberlain is in constant communication with the New Jersey Department of Environmental Protection (NJDEP) who has direct oversight over Trenton Water Works (TWW) at the present time based on some issues they had in October and recent events.

Mr. Nerwinski advised that residents will start to hear about everything at Trenton Water Works including information they would normally not hear about being the DEP is requiring TWW to disclose, for transparency, which is what they all want; but, it is also going to increase the level of concern of everyone. As for the most recent event, the Boil Water Advisory did not affect Lawrence Township and in conversations with the Mayor of Trenton last night, in determining how best to communicate the issues, he wanted to make sure Lawrence is not out in front or before the TWW or DEP releases their statements because he does not want to provide information based upon anything other than a very clear and distinct position made by Trenton Water Works or the Department of Environmental Protection; something that got the town in trouble before when they were trying to be proactive.

Mr. Nerwinski reiterated again that the Administration is on top of the matter being they are just as concerned with the issue as the residents and that some of the happenings are natural occurrences out of the control of Trenton Water Works but the response time of those occurrences is becoming the issue and has been called into question and encouraged residents to sign-up for Nixle, follow Lawrence Township on Facebook, Twitter or the website, because it has been proven around the country in a time of crisis social media is a very effect tool and they are trying to get all the information out to the public...but they want to be prudent and cautious with the information they release.

Mr. Tony Muzi, 2706 Princeton Pike, advised that he has been a resident of Lawrence since 1992 and he is a Certified Public Accountant who deals with fund accounting similar to Lawrence Township where everything is under different dockets and money is allocated for specific purposes moved upon on the recommendation of the Township Manager and he does not know if he is in the correct forum to present his question about the Township Attorney bills but he has attempted to contact the Township via email with no reply. So, he is present tonight to inquire about Resolution 18-F.2 presented on November 9, 2017 that called for a \$56,000 increase for general legal matters, tax matters, affordable housing and affordable declaratory judgement trial paid to the Township Attorney; a 70-percent increase based on the contract approved by the Township Council on January 3, 2017. And, because that is such a significant increase because he is curious about the increase as he deals in the world of non-profits where many contractors short their price knowing they are going to add monies at the end of the contract and in looking at the various resolutions where an additional \$100,000 has been spent on Attorney fees for work they have performed for the Township, he can understand some of the additional billing and those bills being paid directly to the Attorney performing the work instead of throwing an additional 70-percent increase to the Township Attorney for services; because, to him it is like a professional bidding on an Audit and lowballing the cost to get extra money at the end of the year so he would like to understand the procedure.

Mr. Nerwinski explained that Lawrence Township awards professional service contracts on an annual basis and for budgeting purposes they anticipate what a particular contract may cost in a given year. The attorneys hired are paid by the hour and in this particular circumstance the Township Attorney represented the township on a big piece of litigation dealing with the Affordable Housing and they do not bid a certain amount for the year then the litigation goes over that amount proposed for whatever reason and they take the hit on the overage. They are on retainer and paid by the hour and in the middle of the year they review the contract amounts to see if the amount is enough to sustain them to the end of the year due to litigation that might become protracted or more motions filed in a particular legal case and if it is not sufficient they put forth a resolution for approval by the Council to increase the contract amount to pay for the hourly work performed by the attorney. So, the increase is not a raise or extra money, it is part of the budgeting process in terms of the township meeting their financial obligations planning forward and suggested that Mr. Muzi contact his office for appointment if he would like to further discuss the matter. An exchange of dialogue took place between Mr. Nerwinski, Mr. Muzi and Mr. Kiriakatis relative to the Township's current procedure for increasing professional service contracts and alternative procedures to budget/increase contracts.

Mr. Nick Sferra, 116 Oaklyn Terrace, stated that he knows the topic of the Trenton Water Works has already been addressed regarding the natural occurrences of the river when it rises and he knows it is true being he is a plumber; but, the issue at hand is the fact that the Department of Environmental Protection (DEP) sent two letters out in October and November to Trenton Water Works and now the DEP is overlooking the matter is a problem given Trenton Water Works is mismanaged and understaffed

and this is not the first time they have made an error; as early last year they forgot change some filters. He requested that the Mayor and Council reach out to all the surrounding towns – Ewing, Hamilton, Hopewell, etc. and they all get together to put some pressure on Mayor Jackson and NJDEP; because, whatever they are doing they are not taking the matter seriously and they are risking peoples' health; especially, pregnant mothers and children and others who drink the water and suggested they take the matter to the next level by petitioning the DEP to step in and take over Trenton Water Works immediately.

Mayor Bobbitt imparted that he understands his concerns because as someone who lives in south Lawrence, his kids take baths and shower in that same water and he has spoken with Mayor Jackson relative to the matter and he is process of speaking with Mayor Steinman and as much he hates to admit it, this is one of those matters that will take time to fix. Mr. Nerwinski further advised that the matter is being fully addressed behind the scenes and hopefully in the near future he will hear more about actions being taken and ensured him that everyone on Council hears his plea and all of Council including him knows what their mandates are and this matter is important to him as he lives here with his family and they have Trenton Water Works. So, it is personal and a public obligation that they are taking seriously.

Review and Revisions of Agenda

There was no review or revision of the agenda.

Adoption of Minutes

On a motion by Mr. Powers, seconded by Mr. Kownacki, the Minutes of Closed Session Meeting of **December 5, 2017** were approved on the following roll call vote:

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Maffei, Power and Mayor Bobbitt.
Absent: Councilwoman Lewis.

Awarding or Rejecting of Bids

Mayor Bobbitt asked for comments from the public. There being none, Mayor Bobbitt asked for comments from Council. There being none, public participation was closed.

On a motion by Mr. Powers, seconded by Mr. Kownacki, Resolution (9-A), Authorizing an Increase in the Contract with Neumann Construction for 102 Slack Avenue, was presented for adoption.

Resolution No. 37-18

WHEREAS, on Tuesday, October 3, 2017, the Township Council of the Township of Lawrence passed Resolution 365-17 awarding Neumann Construction the contract for the rehabilitation of 102 Slack Avenue through the rehabilitation program; and

WHEREAS, Neumann Construction has found the existing cathedral ceiling too damaged to remain in service; and

WHEREAS, Neumann Construction has submitted a change order to remove and replace the existing cathedral ceiling; and

WHEREAS, the change order has been recommended by Affordable Housing Administrators, the Township Consultant for the rehabilitation program; and

WHEREAS, Neumann Construction has performed satisfactorily;

WHEREAS, the owner of 102 Slack Avenue has been deemed eligible to participate in the rehabilitation program; and

WHEREAS, the change order in the amount of \$3,000.00 increases the total cost of the project to \$21,450.00; and

WHEREAS, in accordance with N.J.A.C. 5:50-14, a Certificate of Availability of Funds has been provided and the account to be charged G-02-41-048-299 (2014 Housing Rehabilitation Grant);

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey, that pursuant to the recommendations of the Municipal Manager, the Mayor and the Municipal Clerk hereby authorize the acceptance of the change order in the amount of \$3,000.00 for the purpose of rehabilitating 102 Slack Avenue to Neumann Construction, 429 David Street, South Amboy NJ 08879;

BE IT FURTHER RESOLVED that the Municipal Manager is hereby authorized to the approval of the Municipal Attorney as to form and content thereof.

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Maffei, Powers and Mayor Bobbitt.
Absent: Councilwoman Lewis.

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Mayor Bobbitt asked for comments from the public. There being none, Mayor Bobbitt asked for comments from Council. There being none, public participation was closed.

On a motion by Mr. Powers, seconded by Mr. Kownacki, Resolution (9-B), Authorizing Awarding Bid to Affordable Housing Administrators for the Affordable Unit Rehabilitation Program - 2018, was presented for adoption.

Resolution No. 40-18

WHEREAS, on Tuesday, December 19, 2017, bids were received and publicly opened for the provision of administrative services for the grant known as Lawrence Township Affordable Unit Rehabilitation; and

WHEREAS, one (1) bid was received and reviewed by the appropriate Township Officials; and

WHEREAS, the lowest responsible bidder was Affordable Housing Administrators that submitted a bid in the amount of \$500.00 to review and update the existing policy and procedures manual; \$700.00 to maintain the program waiting list; \$3,250.00 per privately owned unit rehabilitation; and \$2,750.00 per publically owned unit rehabilitation; and

WHEREAS, it is anticipated that the Township may conduct up to twelve (12) rehabilitations during the term of the contract costing a maximum of \$40,200.00 in administrative services;

WHEREAS, in accordance with N.J.A.C. 5:50-14, a Certificate of Availability of Funds has been provided and the accounts to be charged are G-02-40-995-299 (2012 Affordable Unit Rehabilitation) \$28,794.66 and G-02-41-048-299 (2014 Affordable Unit Rehabilitation) \$11,405.34; and

WHEREAS, Affordable Housing Administrators has performed satisfactorily;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Lawrence, County of Mercer, State of New Jersey, that pursuant to the recommendations of the Municipal Manager, the Mayor and Municipal Clerk are hereby authorized to execute a contract with Affordable Housing Administrators, P. O. Box 945, Point Pleasant NJ 08742 not to exceed \$40,200.00 for a term not to exceed one (1) year;

BE IT FURTHER RESOLVED that the Municipal Manager is hereby authorized to draft the necessary agreement, subject to the approval of the Municipal Attorney as to form and content thereof.

Same was carried on the following roll call vote:

Ayes: Councilmembers Kownacki, Maffei, Powers and Mayor Bobbitt.
 Absent: Councilwoman Lewis.

Introduction of Ordinances

Mayor Bobbitt read by title, an ordinance entitled, "ORDINANCE PROVIDING FOR SIDEWALK IMPROVEMENTS IN AND BY THE TOWNSHIP OF LAWRENCE, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$75,110.10 THEREFOR AND DIRECTING THE SPECIAL ASSESSMENT OF THE COST THEREOF"

Mr. Nerwinski advised that the Ordinance authorizes special assessments against properties who participated in the sidewalk improvement project.

The Ordinance was introduced and approved on the following roll call vote:

COUNCIL	AYE	NAY	PRESENT	ABSENT	ABSTAIN	MOVE	SECOND
Mr. Kownacki	X						X
Ms. Lewis				X			
Dr. Maffei	X						
Mr. Powers	X					X	
Mayor Bobbitt	X						

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Mayor Bobbitt read by title, an ordinance entitled, "AN ORDINANCE REGULATING THE SALE OF DOGS AND CATS TO PROHIBIT THE SALE OF THOSE OBTAINED FROM COMMERCIAL BREEDING FACILITIES KNOW AS PUPPY MILLS AND KITTEN MILLS"

Mr. Nerwinski advised that approximately two months several people came before Council, provided a presentation and requested that the Township Council consider this Ordinance. In response to that request, Carol Chamberlain, Health Officer, met with them again and they went over a proposed ordinance that they believe fits their community and the Ordinance being presented tonight is reflective of that meeting as Lawrence Township has three pet shops none which they have concerns with; but, nonetheless, the law is important in terms of making sure establishments are regulated.

The Ordinance was introduced and approved on the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

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### Adoption of Ordinances

There was no adoption of ordinances.

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### **Manager's Report –**

Mr. Nerwinski submitted invoice listings for the month of January 2018 in the amount of \$790,203.64.

Mr. Nerwinski advised that he met with Mayor Bobbitt to discuss some of the things important to his Mayoral Agenda and one of the items they discussed was Sustainability and Efforts and he alerted the Mayor to the fact that the Administration has had Lawrence Township's Public Works building, Lawrence Township Police Department and the Senior Center assessed again by the New Jersey Office of Clean Energy Direct Install Program for the purpose of seeing if they could become more current with regards to their energy and reducing their energy uses and the assessment resulted in a potential savings of over \$56,571.90 annually if the Council decides to move forward with their assessment recommendations. The cost to the Township will be \$104,662.48, of which funding is available, if they accept the recommendations. More importantly, the program provides for grant funding in the amount \$244,212.47 to be contributed to the effort for a total project cost of about \$350,000. He feels it is a no-brainer to make the Township current in regards to their energy systems and utilization of appliance; something they should do every couple of years to stay on top of their energy usages.

### **Submission of the 2018 Recommended Municipal Budget**

Mr. Nerwinski distributed copies of the 2018 Recommended Municipal Budget for the Council's review and consideration and stated Peter Kiriakatis, CFO, is present this evening and that they have been working on this proposed budget which they feel good about in terms of what it is recommending; but, it would be up to them as elected officials to give the budget their full consideration and being it is his first budget recommendation he would like to first read onto record the Budget Introduction of the 2018 Recommended Budget then highlight some important things to begin the process as they will have two meetings before the adoption to really go through the budget and he and Mr. Kiriakatis will certainly be available for questions. He then read the budget introduction and indicated for the purpose of continuity with his predecessor, the form and substance of the budget recommendation will remain the same; however, he has included bracketed numbers to reflect the amount in the prior budget year of 2017 for

easy reference which he hopes will benefit the Council in reviewing the 2017 versus 2018 budget years.

Mr. Nerwinski advised that the 2018 Recommendation Budget includes a 3 cent tax rate increase for the proposed \$46.8 million municipal budget and proceeded to review the 2018 Municipal Budget Calendar that included the following: Budget Recommendation (1/16/18); Budget Presentations - Health, Construction, Recreation and Manager/CFO (2/6/18); Police, Emergency Management, Public Works and Council Instructs Manager/CFO budget presentations (2/20/18); Budget Introduction and Approval (3/20/18); Budget Advertisement (4/4/18) and the Budget Adoption Hearing (4/17/18). He indicated all the dates are compliant with the law and continued to discuss in detail some of the recommendations in the budget as it relates to budget increases and shoring up personnel in various departments to meet the town's minimum physical requirements and public safety needs going forward. A general comment period ensued relative to Mr. Nerwinski's report regarding his budget recommendations.

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**Attorney's Report –**

Mr. Roskos reported that the matter of the ceremonial Deputy Mayor position is still ongoing and has not resolved itself as he is still awaiting a response from the State.

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**Clerk's Report –**

There was no Clerk's report.

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**Unfinished Business –**

There was no unfinished business.

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**New Business –**

**Appointment to Boards and Committee**

Mayor Bobbitt advised that the Liaisons will be casting their nominations for the nominees appointed to the following Boards or Committees:

**EWING-LAWRENCE SEWERAGE AUTHORITY** – (Pasquale Colavita - 5 year term ending 1/31/23)

Resolution No. 57-18 was approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

**MUNICIPAL ALLIANCE ON DRUG AND ALCOHOL ABUSE** – (Susan Stahley - 2 year term ending 12/31/19 and Naeem Akhtar – 2 year ending 12/31/19)

Resolution No. 57-18 was approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

**PLANNING BOARD** – (Terrence Leggett - 4 year term ending 12/31/21; Maria Connolly, Alternate #1 - 2 year term ending 12/31/19)

Resolution No. 57-18 was approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

**SHADE TREE ADVISORY COMMITTEE** – (David Bosted - 3 year term ending 12/31/20, Edward Sproles - 3 year term ending 12/31/20 and Donald Pidcock - unexpired 3 year term ending 12/31/19)

Resolution No. 57-18 was approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

**ZONING BOARD OF ADJUSTMENT** – (Jeffrey Johnson – Alternate #1 - unexpired 2 year term ending 12/31/18)

Resolution No. 57-18 was approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     |     |     |         | X      |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

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**Public Participation (3-minute limitation per speaker) –**

*Mr. Nick Sferra, 116 Oaklyn Terrace*, questioned if anything was being done about the condition of the Pit Stop as it is an eyesore that needs to be taken care of and he loves Lawrence Township but south Lawrence sometimes seems to be forgotten and he would like for south Lawrence to look just as beautiful as the rest of the township. And indicated it took him 16 years to get a path added to Veterans Park so his kid could ride his bike around the park without having to go through the parking lot and that project was completed two years ago and he is now concerned with the Pit Stop.

Mr. Nerwinski responded during his hiring process he and the Council talked about the Pit Stop location and he indicated one of his primary objectives was to take care of that site which is prominently displayed on a main street in their township and represents all that is bad in a town...blight which they agreed with. Meanwhile, a lot of steps have been taken to address the Pit Stop which was a contaminated site, subject of a remediation process and has had over \$1.1M worth of work done. The work had to stop because the owner was a Default, LLC; an elderly gentleman that was infirm and unable to provide consent or anything so the building remained and what was underneath the building became the subject of concern.

Mr. Nerwinski advised since taking over as the Municipal Manager the Administration has met with DEP officials, the Brownfields Grant Program and he just received yesterday papers from the Estate’s legal representative authorizing Lawrence Township to make the application which is what they have been waiting for the last three (3) months. So, the applications for the Brownfields Grant will provide funding to take down that building, remediate whatever is contaminated and restore it to a park setting, as the property will not be sold and built up, which are the terms of the agreement. The Township did not seek to purchase the property because the \$1M liens and judgements against the property but once the building is clean and razed the owner has consented to transfer the property to the Township once they get the DEP to walk away from the lien so that the Township does not incur any other liabilities with regards to the property...so there is a plan.

Mr. Sferra further inquired about a project that was proposed seven or eight years by the Eldridge Park Commission to enhance the characteristics of the neighborhood by adding a park, sidewalks, reconfiguration of parking, etc., but never came to fruition. Mr. Powers advised that the brick facade, park benches and the lighted crosswalk in the area came as the result of that study; but there has been an issue trying to get folks to park on the firehouse side and proceeded to elaborate on the improvements in that area.

Mr. Sferra also inquired about the Lawrence Shopping Center and was advised by Mr. Nerwinski that the Shopping Center is under new ownership and he met with the new owners three (3) months ago and found that they own several shopping centers much like the Lawrence Shopping Center that have been renovated and are now amazing. Unlike the previous owners, the new owners plan to invest in the Lawrence Shopping Center and not sell the property...it is just a matter of funding and them being patient.

*Mr. John Ryan, 128 Villanova Drive*, inquired about the location of the Pit Stop and advised that he rode passed the site enroute to the Dog Wash Depot and it looks as though someone has already started working on the property as the building was painted white with logos all around which is an improvement. Mr. Kownacki replied that a group in Eldridge Park, Anthony Colavita, an art teacher, and some others including some kids got together and hung some painted logos to improve the appearance of the site.

*Mr. Wayne Hannon, 1180 Lawrenceville Road*, advised that he lives directly across from the Pit Stop and he feels the complete opposite relative to the improvements at the Pit Stop as it is more of an eyesore and he is sure they have spoken to his mother concerning the matter. Since the paintings were hung he has noticed more and more people behind the building now and a few windows are starting to get broken out on the building. Mr. Nerwinski advised that he has heard both sides of the matter and the Township does not own the building nor did they authorize what has taken place. The building is privately owned and only the owner has the right to take down the painted logos and as explained to his mother the only way the Township would get involved is if the display was violating an ordinance in some way then the town has the right to act on the matter; but, they are reviewing the matter with regards to guidelines for abandoned properties.

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## Resolutions

Mr. Nerwinski noted that Resolution 18-H.2, Authorizing the Township to Enter into a Land Lease Agreement with Cellco Partnership (dba Verizon Wireless), was part of an effort to find ways to bring money into the town. There was a Cell Tower behind the Police Department that was not being utilized to its capacity; in fact, possibly utilized as a secondary site. So, they undertook the process of engaging Verizon Wireless into

assessing the site to see if they would be interested in using it and as a result they put in a bid of \$31,000 annually with the ability of two more users at that site which is additional money coming into Township and they want to continue to look for opportunities such as this being every penny counts.

Resolution Nos. 26-18 (18-A.1) through 56-18 (18-I.4) with exception of Resolution No. 37-18 and 40-18 (Bid Awards) were approved by the following roll call vote:

| COUNCIL       | AYE | NAY | PRESENT | ABSENT | ABSTAIN | MOVE | SECOND |
|---------------|-----|-----|---------|--------|---------|------|--------|
| Mr. Kownacki  | X   |     |         |        |         |      | X      |
| Ms. Lewis     | X   |     |         |        |         |      |        |
| Dr. Maffei    | X   |     |         |        |         |      |        |
| Mr. Powers    | X   |     |         |        |         | X    |        |
| Mayor Bobbitt | X   |     |         |        |         |      |        |

Cited Resolutions are spread in their entirety in the Resolution Books of the Township of Lawrence.

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**Council Initiatives/Liaison Reports –**

Councilman Powers reported tomorrow night at 7:30 p.m. at Town Hall in Council Chambers the Human Relations Committee is going to have their Immigration Forum and invited all to attend.

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**Written Communications –**

There was no written communication.

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There being no further business to come before this Council, the meeting adjourned at 7:47 p.m.

Respectfully submitted by,

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Kathleen S. Norcia, Municipal Clerk

Attest:

\_\_\_\_\_  
Christopher Bobbitt, Mayor