

TOWNSHIP OF LOPATCONG  
SPECIAL COUNCIL MEETING

July 22, 2013

The Special Meeting of the Lopatcong Township Council was called to order at 7:00 pm by Mayor Steinhardt. The meeting was held in the Municipal Building located at 232 S. Third St., Phillipsburg, New Jersey 08865.

Mayor Steinhardt stated “adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Gazette and The Express-Times and by posting a copy on the bulletin board in the Municipal Building.”

A prayer was offered followed by the Oath of Allegiance.

Present: Mayor Steinhardt, Council President Camporine, Councilman Belcaro, Councilwoman Ciesla and Councilwoman McCabe. Also present were CFO Dobes, Attorney Campbell and Engineer Sterbenz.

Resolution No. 13-80 – Motion by Councilwoman Ciesla, seconded by Councilman Belcaro to go into Executive Session to discuss contractual and litigation matters. All in favor.

R 13-80

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND THE  
STATE OF NEW JERSEY AUTHORIZING AN EXECUTIVE SESSION

WHEREAS, there are presently pending matters to be considered in Executive Session concerning possible matters listed:

Contractual and Litigation Matters

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Lopatcong, County of Warren and the State of New Jersey that the Council is authorized to hold an Executive Session.

BE IT FURTHER RESOLVED that the Council of the Township of Lopatcong will make said matters public within approximately 30 days of said meeting or until such a time as confidentiality of the matters is no longer required.

CERTIFICATION

I, Margaret B. Dilts, Municipal Clerk of the Township of Lopatcong, County of Warren and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by Council at the Reorganization Meeting held on Wednesday, July 22, 2013.

Margaret B. Dilts, CMC

Motion to go out of Executive Session by Council President Camporine, seconded by Councilwoman McCabe. All in favor.

**Business:**

**Unistar** – Attorney Pfeiffer represented Unistar, owners of School House Village, with regard to constructing a sewer line between Baltimore Street and Strykers Road. The cost of the sewer line would be afforded by Unistar but any party looking to hook up to the line, they would like some type of reimbursement and the Township to collect that cost and reimburse Unistar. A discussion ensued with no decision being made. Council recommended the applicant will look into the Highlands Regulations and address the administrative issues regarding notification to the other property owners.

**Franklin Township Municipal Court Litigation** – Mayor Steinhardt asked Council for a motion to authorize the attorney to move forward as discussed. Motion by Councilwoman Ciesla, seconded by Council President Camporine. Roll call vote:

AYES: Councilmen Belcaro, Councilwoman Ciesla, Councilwoman McCabe, Council President Camporine and Mayor Steinhardt.

NAYS: None

**Tax Appeal Litigation** – Mayor Steinhardt created a sub-committee consisting of Councilman Belcaro and Councilwoman Ciesla who will meet with the property owners.

**ROM District** – Councilwoman McCabe informed the public that the Council is aware that there are questions about that the pattern of recent development allowed within the township's Research Office Manufacturing (ROM ) zoning district. In order to better understand the implications of the current zoning on both the business within the district and the larger community, the Township Council requests that the Township Planning Board undertake a study of the Township's industrially zoned lands.

The study should address the historical evolution of the industrial district and the zoning regulations that govern its use. The study should establish the existing pattern of development, the use of land, impervious cover and the demands for infrastructure. Special emphasis should be placed on assessing the impact of the current zoning regulations on the future development of the district and its potential impact on surrounding neighborhoods.

The analysis should also identify any major problems and objectives relating to the use of land within the district. Particular emphasis should be placed on identifying the types of uses that can be supported by the infrastructure resources that are available and their compatibility with the surrounding neighborhoods. The information obtained in this study could be used in the future by the Planning Board in the preparation of a Master Plan reexamination report and the Township Council in the preparation of ordinance amendments. Motion by Councilman Belcaro, seconded by Councilwoman Ciesla to request the Planning Board perform the study. Roll call vote:

AYES: Councilmen Belcaro, Councilwoman Ciesla, Councilwoman McCabe, Council President Camporine and Mayor Steinhardt.

NAYS: None

Mayor Steinhardt stated that the Council addressed a personnel issue in Executive Session and asked for Council's approval to have the matter addressed. Motion by Council President Camporine, seconded by Councilwoman Ciesla. Roll call vote:

AYES: Councilmen Belcaro, Councilwoman Ciesla, Councilwoman McCabe, Council President Camporine and Mayor Steinhardt.

NAYS: None

**Public Comment:** Council addressed numerous questions and comments from the public.

**Buckeley Hill Detention Basin** – DPW Superintendent Brian Weeks informed the Council that the inlet basin has collapsed and because the DPW cannot enter this confined space to repair it, he presented the Council with two quotes; B & B Construction was the lowest at \$925.00 for labor with the town supplying the materials. Motion by Councilman Belcaro, seconded by Councilwoman Ciesla to approve. Roll call vote:

AYES: Councilmen Belcaro, Councilwoman Ciesla, Councilwoman McCabe, Council President Camporine and Mayor Steinhardt.

NAYS: None

Mayor Steinhardt asked for a motion to adjourn the meeting. Motion by Councilman Belcaro, seconded by Councilwoman Ciesla. All in favor.

Respectfully submitted,

Margaret B. Dilts  
Clerk/Administrator

Douglas J. Steinhardt  
Mayor

