

SPARTA TOWNSHIP COUNCIL

AGENDA

May 22, 2018

PLEASE TAKE NOTICE that action will be taken on the following items at the regular Council meeting on Tuesday, May 22, 2018 in the Council Chambers, Sparta Township Municipal Building, 65 Main Street, Sparta, New Jersey.

TIME: The meeting is called to order at 7:30 p.m.

STATEMENT: Adequate notice of this meeting was provided to the public and the press on January 9, 2018 by delivering to the press and posting at the Municipal Building a copy of the Annual Notice of Meetings

1. ROLL CALL G,H,M,Q,W, MGR.,ATTY., MUN CLERK

SALUTE TO THE FLAG

PROCLAMATION Salute 07871/Military Outreach

2. MINUTES Motion _S_ that the Regular Meeting Minutes held on May 8, 2018 be approved as presented.

OPEN TO THE PUBLIC

ITEMS NOT ON THE AGENDA

3. MANAGER'S REPORT

APPROVAL OF MANAGER’S REPORT

4. INTRODUCTION OF ORDINANCE

18-06

An Ordinance of the Township of Sparta, County of Sussex, and State of New Jersey, Amending the Township Code’s Chapter IV Entitled “General Licensing” and Chapter IX Entitled “Parks and Recreation Areas”

5. HEARING OF ORDINANCE

18-05

An Ordinance Amending Chapter VII, “Traffic”, of the Revised General Ordinances of the Township of Sparta, Amending Section 7-30 “Mid-Block Crosswalks”

6. OPEN TO THE PUBLIC

RESOLUTIONS

7. RESOLUTIONS

7-1

Fireworks Display – Lake Mohawk Country Club

7-2

Resolution to Rescind ABC Renewal of License #1918-33-006-004

7-3

Resolution Authorizing the Expenditure of \$165,000 From the Township’s Affordable Housing Trust Fund For Nouvelle, LLC’s Group Home Affordable Housing Project Located at 6 Laddey Lane

7-4

Professional Services Resolution – Appraisal Services/Added Assessments

7-5

Resolution Authorizing the Tax Collector
to Prepare and Mail Estimated Tax Bill in
Accordance with P.L. 1994 C. 72

8. **COUNCIL LIAISON REPORTS**
9. **OLD BUSINESS**
10. **NEW BUSINESS**
11. **OPEN TO THE PUBLIC**
12. **EXPENDITURES**
13. **ADJOURNMENT**

Sparta's Website: www.spartanj.org

7-1 Fireworks Display – Lake Mohawk Country Club

BE IT RESOLVED by the Township Council of the Township of Sparta that permission is granted to Fireworks Extravaganza, 174 Route 17 North, Rochelle Park, NJ to hold a fireworks display at the Lake Mohawk Country Club on Tuesday, July 3, 2018, between the hours of 9:00 p.m. and 10:30 p.m., with a rain date of July 4th.

7-2 Resolution to Rescind ABC Renewal of License #1918-33-006-004

BE IT RESOLVED by the Township Council of the Township of Sparta that the approval of the renewal of Alcoholic Beverage License #1918-33-006-004, issued to The Mohawk Inn LLC for the license term July 1, 2017 to June 30 2018 adopted by the Sparta Township Council at the Council meeting held on June 27, 2017 is rescinded and will be renewed upon receipt of the 12.39 special ruling relief which will be issued by the Director of the Division of ABC.

7-3 Resolution Authorizing the Expenditure of \$165,000 From the Township’s Affordable Housing Trust Fund For Nouvelle, LLC’s Group Home Affordable Housing Project Located at 6 Laddey Lane

WHEREAS, THE Township of Sparta’s most recent COAH Affordable Housing Trust Fund Spending Plan dated December 2008 reflects that the Township anticipates expending Two Hundred Thousand Dollars (\$200,000.00) from its Affordable Housing Trust Fund towards the construction of 4 Affordable Housing units within a group home (the “Project”) to be constructed by Nouvelle, LLC (the “Developer”). The Project is located at 6 Laddey Lane, Sparta, New Jersey (Tax Block 37001, Lot 1, formerly Block 6, Lot 39.02) (the “Property”); and

WHEREAS, the Developer has requested that the Township of Sparta release to it One Hundred Sixty Five Thousand Dollars (\$165,000.00) of the Housing Trust Funds for the Project; and

WHEREAS, the Township of Sparta is willing to make the One Hundred Sixty Five Thousand Dollars (\$165,000.00) available for the Project subject to the Developer’s compliance with all of the terms and conditions of this Resolution in furtherance of the Township’s affordable housing as set forth in its Housing Element and Fair Share Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Sparta, County of Sussex, State of New Jersey, that:

1. Upon confirmation by Township of Sparta personnel that the Affordable Housing Trust Funds are available to fund the Project, the Township of Sparta will make available to the Developer One Hundred Sixty Five Thousand Dollars (\$165,000.00) for construction of the four bedroom Affordable Housing Deed Restricted Group Home to be constructed by Developer. The release of funds is subject to all terms and conditions of this Resolution, all of which must be addressed to the satisfaction of the Township of Sparta and its professionals prior to the release of any of the funds by the Township of Sparta. Any

funds supplied by the Township of Sparta shall be used solely for the Project, and not for any other purpose.

2. The Township of Sparta may release the funds in stages, and any funds to be released by the Township of Sparta shall be paid upon proof by the Developer that it has performed sufficient work on the Project to justify release of the funds by the Township of Sparta. The Township of Sparta acting through its employees and professionals shall make the final decision as to whether the work performed justifies the release of funds.
3. The Developer shall provide proof to the Township of Sparta that all municipal property taxes have been paid prior to any funds being released by the Township of Sparta.
4. The Developer shall provide a current title report to the Township of Sparta for the Property, including a litigation and judgment/lien search. The Developer shall satisfy all liens and judgments against the Property.
5. The Developer shall provide current copies of all contracts and agreements for the Project, including contracts and agreements with any entity that will acquire the Project from the Developer and/or operate the Project for the Developer or for any third party.
6. The Developer shall provide a current budget for the entire Project as well as proof that it has secured all funds necessary to complete construction and commence operation of the Project.
7. The Developer shall provide copies of all permits and approvals for the Project, including proof that all permits and approvals are in effect.
8. The Developer shall execute and record with the Sussex County Clerk's Office, at Developer's sole cost and expense, all documents required by the Township of Sparta and its professionals to deed restrict the Property as Affordable Housing units for a term of at least 30 years.
9. The Developer shall execute a COAH Developer's Agreement or such other agreement(s) for construction and operation of the Project as required by the Township of Sparta and its professionals.

This Resolution shall take effect immediately, however, it shall be void and of no effect in the event that the Developer fails or refuses to comply with any of the terms and conditions of this Resolution or any document references in this Resolution.

If any section, subsection, sentence, clause or phrase in this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this resolution.

7-4 Professional Services Resolution – Appraisal Services/Added Assessments

WHEREAS, the Township of Sparta has need for the Professional Services of an appraisal service relating to added assessments for the 2018 tax year; and

WHEREAS, funds are available for this purpose; and

WHEREAS, N.J.S.A. 40A:11-1 et seq., the “Local Public Contracts Law” permits governing bodies to contract for certain professional services without competitive bidding; and

WHEREAS, N.J.S.A. 40A:11-5 requires that the award of contracts for Professional Services be publicly advertised and the contract itself be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Sparta as follows:

1. The Township of Sparta hereby appoints Appraisal Systems, Inc., 266 Harristown Road, 3rd Floor, Glen Rock, New Jersey rates as follows with an amount not to exceed \$5,000.00:

Class 2 Properties:

Decks, Porches, CAC, Siding/Windows, Bath/Kitchen Renovations, Finished Basement & all other misc.	\$30.00
Additions:	\$45.00
Additions over 1,000 SF:	\$60.00
New construction:	\$65.00
New construction over 5,000 SF:	\$75.00

Class 4A Properties:

Up to \$250,000 value added (improvement)	\$200.00
\$250,000 to \$500,000 value added:	\$250.00
\$500,000 to \$1,000,000 value added:	\$300.00
\$1,000,000 to \$5,000,000 value added:	\$350.00
over \$5,000,000:	\$500.00

Class 4B Properties:

Up to \$250,000 value added (improvement)	\$175.00
\$250,000 to \$500,000 value added:	\$200.00
\$500,000 to \$1,000,000 value added:	\$250.00
\$1,000,000 to \$5,000,000 value added:	\$300.00
over \$5,000,000:	\$350.00

Class 4C Properties:

4 to 8 units:	\$150.00
9 to 16 units:	\$275.00

17 to 32 units:	\$325.00
33 to 64 units:	\$400.00
over 64 units:	\$500.00
Class 15 Properties:	
All types:	\$150.00
Updates on permits in progress:	
All types:	\$15.00
Digital Photographs:	\$ 2.50 per line item

2. Political Contribution Disclosure: This contract has been awarded to Appraisal Systems based on the merits and abilities of Appraisal Systems to provide the goods or services as described herein. This contract was not awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4 et seq. As such, the undersigned does hereby attest that Appraisal Systems, its subsidiaries, assigns, or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16 in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c. 19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract to any political party committee in the Township of Sparta, County of Sussex if a member of that political party is serving in an elective public office of the Township of Sparta, County of Sussex when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Sparta, County of Sussex when the contract is awarded.

3. This Professional Service resolution will be published within ten days of its passage in the New Jersey Herald as required by law.

7-5 Resolution Authorizing the Tax Collector to Prepare and Mail Estimated Tax Bill in Accordance with P.L. 1994 C. 72

WHEREAS, due to the late approval by the State of New Jersey for Sparta Township’s 2018 budget, the Sussex County Board of Taxation is unable to certify the tax rates for Sparta Township and the Sparta Tax Collector will be unable to mail the Township’s 2018-2019 tax bills on a timely basis; and

WHEREAS, the Township of Sparta’s Tax Collector, in consultation with the Township’s Chief Financial Officer, has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have both signed a certification showing the tax levies for the previous year, the tax rates and the range of permitted estimated tax levies.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Sparta that the Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the third quarter installment of 2018.

BE IT FURTHER RESOLVED that the entire estimated tax levy is set at \$96,447,419.00 and in accordance with the law, the third quarter installment of 2018 taxes shall not be subject to interest until the twenty-sixth (26th) day after the date of mailing of the tax bills with interest charged back to the statutory due date of August 1, 2018.