

## ANDOVER TOWNSHIP COMMITTEE MEETING MINUTES

GAIL PHOEBUS, WALSH, MAYOR  
BOB SMITH, DEPUTY MAYOR  
ALEX GILSENAN  
CHARLES GROTYOHANN  
THOMAS WALSH

OCTOBER 13, 2008

EXECUTIVE SESSION - 6:30 P.M.

REGULAR MEETING - 7:30 P.M.

The regular meeting of the Andover Township Committee was called to order at 6:33 P.M. by Mayor Phoebus, followed by a salute to the flag.

**ROLL CALL:** Present: Mr. Grotyohann, Mr. Walsh,  
Mr. Smith, Mayor Phoebus  
Also present: Administrator Alfano, Attorney Semrau  
Those absent: Mr. Gilsenan, Administrator Alfano (excused)

**OPEN PUBLIC MEETING STATEMENT** Statement of compliance with Chapter 231, P. L. 1975 was made by Mayor Phoebus.

**EXECUTIVE SESSION:** On a motion by Mr. Smith, seconded by Mr. Walsh, the resolution to go into executive session to discuss

**Personnel Matters:**

1. ***J. Alfano, Township Administrator***

**Contract Negotiations:**

1. ***Shared Services***

**Attorney-Client Privilege:**

1. ***St. Paul's Abbey***
2. ***Brecia Court***
3. ***Rolling Greens***

**Pending Litigation**

1. ***Szatkiewicz vs. Andover Twp.***

**Potential Litigation**

1. ***Quist Property Drainage Issue***
2. ***J. Haber Escrow Account***
3. ***Hudson Farm West,***
4. ***Highland Farms/Lakeview Ridge*** was carried unanimously.

(See Insert Attached to These Minutes)

The Committee went into executive session at 6:34 P.M. Mr. Smith moved to adjourn executive session at 7:45 P.M., seconded by Mr. Grotyohann and carried unanimously.

**APPROVAL OF AGENDA** Mr. Smith moved the following consent items be approved, seconded by Mr. Walsh and carried unanimously.

**APPROVAL OF CONSENT AGENDA** Mr. Walsh asked that the bills for the Haber matter, #08-01412 in the amount of \$1,078.00, #08-01413 in the amount of \$285.00 and #08-011414 for \$224.00 payable to township professionals be pulled for further investigation. Mr. Walsh moved to approve the following Consent Agenda items as amended, seconded by Mr. Grotyohann and carried unanimously.

**\*CONSENT AGENDA:**

**\*OTHER BUSINESS:**

**APPROVAL OF VOUCHERS FOR PAYMENT**

(See Insert Attached to These Minutes)

**ACCEPTANCE OF TAX COLLECTOR'S SEPTEMBER REPORT - \$168,607.34**

**APPROVAL OF RAFFLE LICENSE #R.L. 840 - NEWTON BRAVES ICE HOCKEY BOOSTER CLUB - ON-PREMISE MERCHANDISE TO BE HELD AT HILLSIDE PARK HALL - OCTOBER 25, 2008 FROM 6:30 PM TO 11:00 P.M.**

**APPROVAL OF RAFFLE LICENSES - ANDOVER REGIONAL PTA TO BE HELD AT THE LONG POND SCHOOL - NOVEMBER 15, 2008 FROM 9:00 AM TO 4:00 PM**

- A) R.L. 841 - ON-PREMISE MERCHANDISE RAFFLE
- B) R.L. 842 ON-PREMISE 50/50 RAFFLE

**RELEASE OF CASH BOND FOR TREE REMOVAL - MOREL BUILDERS, LLC - BLOCK 69/LOT 4.19 - 15 EILEEN'S WAY - \$2,500.00 - ESCROW #T-13-56-717-268**

**\*RESOLUTIONS:**

**#R2008-168 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY ACCEPTING THE LAKELAND BANK IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 630059919 IN THE AMOUNT OF \$109,031.40 AND CASH BOND IN THE AMOUNT OF \$12,114.60 FOR PERFORMANCE GUARANTY AS PER APPLICANT'S ENGINEER'S ESTIMATE OF IMPROVEMENT COSTS FOR AND APPROVED BY THE TOWNSHIP ENGINEER FOR THE PRELIMINARY AND FINAL SITE PLAN FOR RESIDENTIAL DEVELOPMENT, BALLANTINE WOODS - PHASE A**

**#R2008-169 RESOLUTION OF THE TOWNSHIP COMMITTEE, COUNTY OF SUSSEX AND STATE OF NEW JERSEY TO ACCEPT THE LETTER OF RESIGNATION FROM THERESA J. MARTIN, PART-TIME PUBLIC SAFETY TELECOMMUNICATOR**

**\*CONSENT AGENDA: (CONTINUED)**

**\*RESOLUTIONS: (CONTINUED)**

#R2008-170 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY **AUTHORIZING AN INTERLOCAL SERVICE AGREEMENT WITH THE COUNTY OF SUSSEX FOR THE PROVISION OF ROAD AND STREET SIGN MANUFACTURING SERVICES**

#R2008-171 A RESOLUTION OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY **AUTHORIZING THE TOWNSHIP OF ANDOVER TO ENTER INTO AN AGREEMENT WITH THE STATE OF NEW JERSEY, MOTOR VEHICLE COMMISSION FOR ON-LINE ACCESS TO MOTOR VEHICLE RECORDS BY THE AUTHORIZES REPRESENTATIVE OF THE TOWNSHIP**

#R2008-172 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY **AUTHORIZING THE CANCELLATION OF OUTSTANDING CHECKS**

#R2008-173 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY **AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO WEATHER WORKS FOR COMPLETE WEATHER FORECAST AND CONSULTATION SERVICE FOR THE ANDOVER TOWNSHIP DEPARTMENT OF PUBLIC WORKS**

#R2008-174 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY **TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH GOLDEN & MORAN MUNICIPAL ENGINEER BY MODIFYING THE LIMIT OF PROFESSIONAL LIABILITY INSURANCE TO \$250,000 PER CLAIM**

**\*CONSENT AGENDA: (CONTINUED)**

**\*RESOLUTIONS: (CONTINUED)**

**#R2008-175 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OS SUSSEX AND STATE OF NEW JERSEY SUPPORTING SENATE BILL 1908 AND ASSEMBLY BILL 1-2731 WHICH WOULD PERMIT MUNICIPALITIES AND COUNTIES TO MAKE CERTAIN TRAFFIC ENGINEERING DECISIONS WITHOUT NEW JERSEY DEPARTMENT OF TRANSPORTATION APPROVAL**

**#R2008-176 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO QC LABORATORIES FOR WATER TESTING AT THE HILLSIDE PARK BARN - A PROPOSED SITE OF A FUTURE CHILDCARE CENTER**

**#R2008-177 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY AUTHORIZING THE PROMOTION OF STEVEN M. BENZIGER TO THE POSITION OF ASSISTANT SUPERVISOR OF PUBLIC WORKS FROM PROVISIONAL STATUS TO PERMANENT STATUS EFFECTIVE IMMEDIATELY**

**#R2008-178 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY ESTABLISHING CERTAIN POLICIES AND PROCEDURES RELATING TO TRAFFIC CONTROL WITHIN THE TOWNSHIP**

(See Inserts Attached to These Minutes)

**\*APPROVAL OF MINUTES**

**SEPTEMBER 08, 2008 REGULAR MEETING  
SEPTEMBER 08, 2008 EXECUTIVE SESSION**

**APPROVAL OF MINUTES**

**AUGUST 25, 2008 REGULAR MEETING  
AUGUST 25, 2008 EXECUTIVE SESSIONS "A" AND "B"**

Mr. Walsh moved to approve the foregoing minutes as presented, seconded by Mr. Smith. Roll call vote:

|                       |                          |
|-----------------------|--------------------------|
| Mr. Gilsenan - absent | Mr. Grotyohann - abstain |
| Mayor Phoebus - yes   | Mr. Smith - yes          |
| Mr. Walsh - yes       |                          |

**REPORT FROM THE FIRE CHIEF** Mr. Walsh announced that Fire Chief Danielson will be late so his report will be held until the end of the meeting.

**REGULAR AGENDA**

**OPEN TO THE PUBLIC** Mayor Phoebus read the following rules and Mr. Smith moved and Mr. Walsh seconded the motion to open the public portion. Motion was carried unanimously.

**RULES FOR THE PUBLIC PORTION OF THE MEETING**

1. Please come forward when recognized and state your name and address.
2. Please direct your comments to the Township Committee.
3. The committee will comment or respond when you conclude your comments.
4. Each member of the public will be recognized and given the floor. When you have concluded, you will not be recognized again during that public portion of the meeting.
5. Anyone that is disruptive and speaks when they are not recognized will be considered to be disruptive to the meeting and maybe asked to leave.

Fred Gillespie, 115 Andover-Mohawk Road stated that he has been attending Byram Township's Council and Planning Board meetings regarding Hudson Farm proposed shooting range. He stated that he is disturbed by some of the comments made by Mr. Kellogg's representative and he quoted from his notes comments taken from the September 16, 2007 meeting, before the application was submitted to Andover Township. Mr. Gillespie read the following "Andover Township is very anxious to see you (Byram) approve this. When you do we will then preserve all the Andover Township side that is some of the most developable land in Andover Township". He asked the Township Committee if anyone had any idea that Mr. Ursin would make such a comment. Attorney Semrau cautioned this discussion stating that we never know what members of the Township Committee could be on the Land Use Board and greeted with this application and with that said he stated that at no time was there any type of resolution or presentation made to the Township Committee about that application. He further stated that at no time does he recall that this Committee in any way made that type of statement or representation. Mr. Gillespie remarked that his feeling is that there is somebody who must have spoken to Mr. Ursin or he would not have made that comment.

Mr. Gillespie added that such a comment can also be construed as an ideal threat, suggesting that this property is some of the most developable land in Andover Township. He remarked that if the property is not used as a shooting range, it may be developed. He urged the passing of a constraints ordinance.

**OPEN TO THE PUBLIC (CONTINUED)** Diane Gillespie, Andover-Mohawk Road asked the status of the Hudson Farm West matter and the possible intervening in the lawsuit. Attorney Semrau reviewed the matter to see if there is an interest to the Township. He stated that he met with some of the individuals that are involved in the litigation and he spoke to the Township Committee during executive session. He stated that the challenge relates to the law and the way the DEP administers these permits. He stated that he advised the Committee that there are also some zoning issues on the local level. At this point in time the consensus of the Committee, that at this time, they are not inclined to take action and get involved in the case. With regard to the local issue that is something he has discussed with Land Use Attorney Germinario and will follow up with him and confer with the Township Committee at the next meeting.

Stan Christodlous, 6 Wisteria Road stated he is not aware of any application before the planning board on Hudson Farm West and asked why Attorney Germinario would be involved. Attorney Semrau explained not with respect to the appeal that is pending before the Appellate Division but some information was provided to him about questions relating to zoning and Attorney Germinario is familiar with the issue.

Mr. Christodlous then congratulated Mayor Phoebus and Attorney Semrau for doing what no other administration has ever done in the history of this township and that is deal with the COAH responsibility. They both deserve much credit for their hard work. A round of applause followed. A formal announcement will be made shortly.

Hearing no further comments Mr. Walsh moved to close the public portion, seconded by Mt. Smith and carried unanimously.

**ORDINANCES: PUBLIC HEARING**

**#2008-16 DEFINED CONTRIBUTION RETIREMENT PROGRAM**

***“AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY FOR DETERMINING POSITIONS ELIGIBLE FOR THE DEFINED CONTRIBUTION RETIREMENT PROGRAM (DCRP)”***

Mayor Phoebus opened the public hearing. There were no comments and Mr. Walsh moved to close the public hearing, seconded by Mr. Smith and carried unanimously.

An ordinance of which the foregoing is the title was introduced and passed on first reading at the regular meeting of the Andover Township Committee on September 08, 2008, was advertised according to the law and was brought before the public for final consideration. There being no objections, Mr. Walsh moved the adoption of the above entitled ordinance, seconded by Mr. Smith. Roll call vote:

- |                       |                      |
|-----------------------|----------------------|
| Mr. Gilsenan - absent | Mr. Grotyohann - yes |
| Mayor Phoebus - yes   | Mr. Smith - yes      |
| Mr. Walsh - yes       |                      |

**ORDINANCES: INTRODUCTION**

**#2008-18 TO AMEND CHAPTER 119 "POLICE DEPARTMENT"  
CONTRACTED OFF DUTY EMPLOYMENT**

***"AN ORDINANCE TO AMEND CHAPTER 119 ENTITLED "POLICE DEPARTMENT", SECTION 119-8 "CONTRACTED OFF DUTY EMPLOYMENT" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY"***

**BE IT RESOLVED** by the Mayor and Committee of the Township of Andover, that Ordinance #2008-18, entitled as above, be passed on first reading, to be published in the New Jersey Herald and the public hearing to be held on October 27, 2008 at 7:30 P.M. local prevailing time, or as soon thereafter as the matter can be reached in the Municipal Building, 134 Newton-Sparta Road, Roll call vote:

Mr. Gilsenan - absent  
Mayor Phoebus - yes  
Mr. Walsh - yes

Mr. Grotyohann - yes  
Mr. Smith - yes

**RESOLUTIONS**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

**DISCUSSION REGARDING THE PROPOSED ESCROW FEES ORDINANCE**

This matter was tabled until the next meeting to discuss the draft being prepared by Engineer Golden.

**BALLANTINE WOODS DEVELOPER'S AGREEMENT**

Attorney Semrau stated that Mr. & Mrs. Deacon are present this evening. He stated he received a number of updates and requests from Ballantine Woods for an extension of their developer's Agreement. Engineer Golden has performed the necessary inspections and report back as to how much more time is necessary to complete improvements. Not having that information he does have information that Mr. Deacon and Ballantine Woods has provided him through their attorney. He added that he has nothing to state that this extension should not be granted. He stated that he has received positive feedback from the engineer and administration. Mayor Phoebus stated that Ballantine Woods came before the Land Use Board and approval was given to issue an extension to January 2010. Mr. & Mrs. Deacon commented on paragraph 10 which states that the time for completion shall be three years from the date of the Agreement or such other time period as may be approved by the Planning Board. Attorney Semrau stated that a resolution would be the best way to address this extension. He added that he would like to have a timetable from Engineer Golden to demonstrate exactly where the project is.

**COMMITTEE REPORTS:**

**MR. SMITH.** He reported that the Seniors attended the Debbie Reynolds Show and it was a great show. The Seniors also had a Tribute to Broadway on September 15<sup>th</sup>. On September 18<sup>th</sup> AARP held a Safe Drivers Course and any Senior who completed the course received a certificate worth 5 to 10 percent off their auto insurance. The Recreation Committee sponsored Senior Luncheon was held on September 21<sup>st</sup> and the Committee did a fantastic job; the catering was excellent, the girl scouts helped out. A DVD slide show was presented with a Year in Review for Seniors. A letter of thanks is on its way to the Township Committee for sponsoring this event.

Next Sunday there will be a demonstration which is a tribute to the flag and a celebration of Flag Day.

He reported on the Land Use Board meeting of October 7<sup>th</sup>, routine business taking place. He stated that officially the application for Dunkin Donuts on Newton-Sparta Road and Yates Avenue has been withdrawn.

Mr. Smith stated that he and Administrator Alfano have been working on the performance appraisal form which was the one used for the administrator, modifying it somewhat. He stated that the form is now finalized and set for her to begin the review of her staff.

Mr. Smith reported that he and Chief Coleman have been working on a revision to the monthly police report. They believe they have a draft available for Committee approval at the next meeting. The report will consist of graphs and key statistics showing the actual performance of the police department.

**MR. GROTYOHANN.** He congratulated Mayor Phoebus and Attorney Semrau for a wonderful job and stating that it is a great testament to the much time and effort put into the project. He provided the monthly report from the tax collector. He mentioned accounts that were delinquent and eligible for tax sale for the year 2007 with a total delinquent balance of \$248,875.31.

He reported that this coming Sunday there is charity race at Kittatinny Valley State Park sponsored by the Sussex County Women's Forum known as the 8 mile Hot Chili Challenge. He invited all to attend.

**MR. WALSH.** He remarked about his concerns on how the fields are being used during rainstorms. He stated that a great deal of money was spent on the new soccer field so a meeting was scheduled with the DPW Supervisor Dickinson and Township Administrator Alfano and coaches from the Recreation and Travel Soccer, Baseball and Softball Teams to discuss plans to make sure when there is inclement weather someone is in charge to determine when the fields should not be used. Because the coop didn't have enough grit for the coming winter, the DPW purchased 1,000 tons locally which will be trucked in within a couple of weeks.

Mr. Walsh stated he asked Chief Coleman and DPW Supervisor Dickinson to work on their budgets early because it will be another tight year. Mr. Walsh then read a letter from Ron Jackowitz commending the Department of Public Works and Police Department for their dedication and work ethic. A round of applause followed.



**COMMITTEE REPORTS: (CONTINUED)**

**MAYOR PHOEBUS.** She stated that the township has purchased their first piece of property through the Open Space funds and when she attended the County Open Space meeting they made it very clear that they will inspect these properties to see that everything the municipalities say they will do has been done. She added that it was the township's intention to construct a dock for this property for the launching of boats and canoes. She asked Attorney Semrau who oversees the plan at this point. Attorney Semrau explained that there is a delay in closing the transaction so it hasn't closed at yet because the County is involved in completing the funding. He stated that the Open Space Committee needs to make sure there is compliance because future funding will be dependent on that. He stated that Recreation would be the organization to handle the plans so it is done as they would like. The answer would be Recreation with the Administration and to advise the Open Space Committee how the project is progressing. There was a short discussion regarding what needs to be done and where the funding would come from to make this property accessible to the public. Attorney Semrau explained that ultimately the Township Committee would authorize all the expenditures.

Mayor Phoebus stated that there will be an announcement shortly regarding Andover Township's COAH for the first and second rounds and hopefully at the next meeting the Township Committee will be ready to make a public announcement. She thanked Attorney Semrau for a wonderful job and stated that all the residents should be very grateful that we have him representing this municipality. A round of applause followed. She also thanked Administrator Alfano for helping with this project. She thanked every Committee member because they allowed her to form the Mayor's Land Development Committee which was instrumental in moving forward to remedy COAH obligations. She thanked all members of the MLDC for their time and commitment.

She then read an excerpt from letter from the NJ General Assembly, Republican Office regarding the COAH third round numbers adoption. A bill passed in June made further changes to the housing laws. They asked for local assistance by hosting a town meeting in which they will attend so to get their feedback. Mayor Phoebus stated along with the letter he sent a resolution in opposition to new state mandated COAH housing which she gave to Attorney Semrau for his review. Also there was a listing, County by County on what each municipality owes in affordable housing units. Copies will be made and available for anyone who is interested in a copy.

**REPORT FROM THE FIRE CHIEF** Chief Danielson provided the September month end report as follows: 4 activated fire alarms; 1 brush fire; 1 carbon monoxide alarm; 1 mutual aid out of town; 6 motor vehicle accidents; 1 mva with entrapment; 1 drill; 5 work drills; 2 smoke conditions; 2 downed power lines. There were 26 reported calls for the month, 321 man hours for the month and 3,413 man hours, 243 calls year to date.

Chief Danielson reported that three members completed their fire one training, which is an extremely difficult test. On October 25<sup>th</sup> the annual Rib Fest will be held beginning at 5:30. Tickets are available.

The department received two trophies for the County Parade, one for second place and the other for first place for medium size company for marching; the last one was received in 1998. He also reported that on Friday at SCCC Performing Arts Building at 7:30 there will be an Emergency Services Memorial. They are still awaiting the results of the Assistant Firefighters Grant.

**REPORT FROM THE TOWNSHIP ADMINISTRATOR** Clerk Thompson read the following into the record in the absence of the Administrator. She read that letters were sent to all municipalities along Route B regarding the PSE&G lines asking if anyone was interested in meeting. The majority do not want to pursue anything, stating that you can't fight utilities. She was contacted by an environmental group who wants to fight and suggested the towns encourage their planning boards not grant approvals. She is trying to set up a meeting with PSE&G, Mayors and Administrators from each town for informational purposes.

Regarding Lakeland Rescue Squad she and Mayor Phoebus had a meeting with Bob Mayor from the nursing homes. He has agreed to pay the Lakeland emergency squad \$100 for each call. Mel Dennison will send a statement monthly to the nursing home with which building, date and time. This is a great example of working together! In regards to purchasing an ambulance, I sent out a request to all towns in the JIF seeing if anyone is in need of an ambulance purchase this year. She will advise when she hears from them. Stanhope needs to purchase an ambulance in 2009.

She reported that we have now entered into another Interlocal agreement with the County of Sussex for Sign Purchases. The savings will be approximately \$700 a year.

Mayor Phoebus added that Administrator Alfano asked her to attend a meeting in East Hanover regarding the power lines issues. She asked if anyone else is interested in attending. Mr. Smith agreed to attend.

**REPORT FROM THE CHIEF FINANCIAL OFFICER** He reported that the 2008 budget overall is tight and there are some line items that will require transfers. The 2009 budget anticipation time line was provided along with a distribution list. The annual pension installment will be \$58,000. There are preliminary numbers available for health insurance rate increases which are about six percent. He hopes to maintain our State Aid. He also recommends borrowing less for next year's budget. He then reported on the Tax Sale held on October 2<sup>nd</sup>.

He then provided an update on the developers' escrow accounts. Once the ordinance is adopted, there is a rather aggressive time schedule in the ordinance that is recommended.

He then reported that the Administrator, the payroll person and he have been reviewing several payroll companies in order to enhance the Township's ability to move forward and have time for other things. The new company provides on-line time reporting. His recommendation was ADP. Following a short discussion Mr. Smith suggested that CFO Day place all the proposals in a more formal comparison format for easier review and provide the report before the next meeting. He stated that this change in company will cost about \$2,500. Mayor Phoebus asked that this matter be placed on the next agenda for further discussion.

Mr. Smith stated that reviewing the overall budget as of September 30<sup>th</sup>, it appears everything is in good shape and except for a few exceptions, everyone has managed quite well. Unless there is something unusual for the last quarter, Mr. Smith stated that we should end up in good shape.

Mr. Walsh asked CFO Day if we should be looking to bond less for the next couple of years. CFO Day stated he will recommend to the Committee that in speaking with Bond Counsel, to borrow less on the short term and look at what the current long term debt is and possible refinancing since the rates are decreasing.

**REPORT FROM THE MUNICIPAL ATTORNEY** He reported that he will save much of what he would like to say for the next meeting. He referenced the NJ Municipalities Magazine and for this year there was an award winning redevelopment and he thinks we should take a good look at this and look forward to the next meeting.

Attorney Semrau stated he attended the Joint Insurance Fund meeting and they announced last week that Andover Township will receive a dividend of \$8,900.00 for this year. He added that there is information in the packet about expediting traffic sign approvals and hopefully legislation will be adopted to remove some of the red tape with traffic ordinances.

He then mentioned some executive session items beginning with the discussion regarding Brechia Court which pertained to wrapping up the acceptance of that roadway, Rolling Greens discussion was regarding the affordable housing issues, pending litigation regarding the Szatkiewicz matter and discussion on Hudson Farm West and Highland Farms and Lakeview Ridge where there is a developer who we are trying to get to complete outstanding punch list items. He stated that if action is not forthcoming, the Township would file suit. The developer has asked for an additional two week time period to get back to the Committee with a plan.

**NEXT SCHEDULED MEETINGS:**    **Monday, October 27, 2008 6:30 p.m. Executive Session**  
**Regular Meeting 7:30 p.m.**

**Monday, November 10, 2008 6:30 p.m. Executive Session**  
**Regular Meeting 7:30 p.m.**

**ADJOURNMENT**    No further business appearing before the Committee at this time, Mr. Walsh moved the meeting be adjourned at 8:51 P.M., seconded by Mr. Smith and carried unanimously.

Respectfully submitted,

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Gail Phoebus, Mayor

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Vita Thompson, R.M.C.  
Municipal Clerk