

**MINUTES BASS RIVER TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING OF MONDAY, MARCH 5, 2018**

Mayor Cope called the regular meeting of the Bass River Township Board of Commissioners to order at 7:00 p.m. Present at meeting were: Mayor Deborah Buzby-Cope, Commissioner Louis Bourguignon. Also present Township Clerk Amanda Somes and Solicitor Joanne O'Connor. Absent: Deputy Mayor Nicholas Capriglione. Members of the public were present at this meeting.

**FLAG SALUTE**

Mayor Cope led the flag salute and read the sunshine statement.

**APPROVAL OF MINUTES:**

Minutes of the regular meeting of February 5, 2018 were presented to the Board for review. The motion to approve the minutes was made by Mayor Cope, seconded by Commissioner Bourguignon. Votes: Cope-Yes, Capriglione-Absent, Bourguignon-Yes. All present in favor and minutes of the February 5, 2018 regular meeting were hereby approved.

**PAYMENT OF BILLS:**

The motion was made by Mayor Cope to approve payment of the bills in the amount of \$222,145.69. The motion was seconded by Commissioner Bourguignon to approve bills for payment. Votes: Cope –Yes, Capriglione-Absent, Bourguignon-Yes. All Present in favor and bills were ordered paid.

		\$
BURLINGTON COUNTY TREASURER	2018 ADDED & OMMITTED	2,066.09
		\$
ACADEMY SECURITY	ALARM MONITORING 3/1 - 5/31	87.00
		\$
ACE POWER SUPPLY	INV. #148529	109.62
		\$
ACUA	WATER TESTING	436.55
		\$
A E STONE	NJDOT FINAL PYMT STAGE ROAD	7,015.14
		\$
AMANDA SOMES	CLERK MILEAGE	44.80
		\$
ATLANTIC CITY ELECTRIC	ELECTRICITY FEB. 2018	5,295.30
		\$
A T & T	ALL IN ONE JAN. 2018	59.45
		\$
BASS RIVER BD OF ED	LOCAL SCHOOL TAX 3/6/18	123,726.00
		\$
BEACONS	PUBLIC NOTICES	86.58
		\$
BURLINGTON COUNTY BCIT	FIRE COURSE - R. ANDERSON	55.00
		\$
BURL CO TREAS, LANDFILL	TIPPING FEB. 2018	2,408.76
		\$
CASA PAYROLL SERVICES	FEB. 2018 PAYROLL SERVICES	230.00

CENTRAL JERSEY EQUIPMENT	PART	\$ 76.67
CINTAS	UNIFORMS SERVICING	\$ 394.04
COMCAST	SERVICE 2/19/18 - 3/18/18	\$ 106.00
DANTE GUZZI ENGINEERING ASSOC.	ENGINEERING SERVICES	\$ 1,706.40
DANTE GUZZI ENGINEERING ASSOC.	ZONING REVIEWS	\$ 225.00
READYREFRESH BY NESTLE	SERVICE 1/1/18 - 1/31/18	\$ 11.75
GOLDENBERG MACKLER SAYEGH	LIQUIDATION OF TTL	\$ 5,405.56
HOLMAN FRENIA ALLISON, P.C.	PROGRESS BILLING AUDIT 2017	\$ 7,500.00
HOME DEPOT	SUPPLIES	\$ 1,167.78
IPM INTEGRATED PEST MGMT	QUARTERLY SERVICE	\$ 85.00
JEANNE E. ELLIS	CPR TRAINING	\$ 450.00
JERSEY SHORE RESTROOMS, LLC	PORT A POTS 2/16/18 - 3/15/18	\$ 170.00
KEVIN S. QUINLAN	FEB. 2018 PROSECUTIONS	\$ 1,600.00
KEYPORT ARMY & NAVY	PUBLIC WORKS SHIRTS	\$ 359.30
LANGUAGE SERVICE ASSOCIATES	SERVICE JAN. 2017	\$ 18.90
LIBERT PARKS & PLAYGROUNDS	JAX WEB & CLIMBER	\$ 15,016.51
LORCO PETROLEUM SERVICES	USED OIL REMOVAL	\$ 108.75
MAILFINANCE	LEASE 12/12/17 - 3/11/18	\$ 552.00
MICROSYSTEMS-NJ.COM, LLC	POST CARDS & SOFTWARE MAINTENANCE	\$ 2,045.26
NAPA AUTO PARTS	PARTS	\$ 128.82
NEW JERSEY NATURAL GAS	NATURAL GAS 12/12/17 - 1/12/18	\$ 310.78
	12/13/17 - 2/8/18	\$ 90.00
NJEPA	CONFERENCE REGISTRATION DAVID COPE	\$ 90.00
OFFICE BASICS, INC.	OFFICE & HOUSEKEEPING SUPPLIES	\$ 406.97
PEGGY BECK	BANK MILEAGE FEB. 2018 & NOTARY FEE	\$ 129.28
QC LABS / EUROFINIS	WATER TESTING	\$ 232.50
SOUTH JERSEY WATER TEST	WATER TESTING	\$ 1,375.00
STEINER LAW OFFICE, P.C.	CONFLICT PD 2/12/18	\$ 500.00
SUPREME ASSET MGMT & REC.	ELECTRONIC RECYCLING	\$ 1,850.00
TRACTOR SUPPLY CREDIT PLAN	SUPPLIES	\$ 199.16
TRANSFORMATION ENTERPRISES	JAN. & FEB. 2018 ROLL-OFF	\$ 7,200.00
TREASURER, STATE OF NEW JERSEY	4TH QTR. MARRIAGE LIC.	\$ 50.00
VERIZON	PHONES FEB. 2018	\$ 709.97
WEX BANK	FUEL JAN. 2018	\$ 1,451.48

BASS RIVER PAYROLL ACCT	PAYROLL 2/15/18	\$ 14,510.95
BASS RIVER PAYROLL ACCT	PAYROLL 3/1/187	\$ 13,896.50
HASLER, INC.	POSTAGE FEB. 2018	\$ 485.07
	TOTAL	\$ 222,145.69

**ORDINANCES & RESOLUTIONS:**

**ORDINANCE 2018-01**

**CALENDAR YEAR 2018  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION  
LIMITS AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

Mayor Cope read Ordinance 2018-01 upon second reading by title only. The motion to approve Ordinance 2018-01 upon second reading and open for public hearing was made by Commissioner Bourguignon and seconded by Mayor Cope. Votes: Cope-Yes, Capriglione-Absent, Bourguignon-Yes. All present in favor and Ordinance 2018-01 was hereby approved upon second reading and open for public hearing. Comments—Carol Bitzberger asked for clarification. Further explanation was provided. No further comments heard. Being none the motion to close the public hearing and to adopt Ordinance 2018-01 was made by Commissioner Bourguignon, seconded by Mayor Cope. Votes: Cope-Yes, Capriglione-Absent and Bourguignon-Yes. All present in favor and Ordinance 2018-01 was hereby adopted.

**ORDINANCE NO. 2018-01**

**CALENDAR YEAR 2018  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40a: 4-45-14)**

*WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 1.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,*

*WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriations and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,*

*WHEREAS, Township Council of the Township of Bass River in the County of Burlington finds it advisable and necessary to increase its CY 2018 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting health, safety and welfare of the citizens; and,*

*WHEREAS, Township Council hereby determines that a two percent (2%) increase in the budget for said year, amounting to \$\_\_20,239.64 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,*

*WHEREAS, members of council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.*

*NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bass River in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2018 budget year, the final appropriations of the Township of Bass River shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5% amounting to \$35,419.37 and that the CY 2018 municipal budget for the Township of Bass River be approved and adopted in accordance with this ordinance; and,*

*BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next succeeding years; and,*

*BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,*

*BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be on file with said Director within 5 days after such adoption.*

**ORDINANCE 2018 – 02**

**AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS “BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY” 5576 Route 9 BLOCK 3, LOT 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION**

Mayor Cope read Ordinance 2018-02 upon second reading by title only. The motion to approve Ordinance 2018-02 upon second reading and open for public hearing was made by Commissioner Bourguignon and seconded by Mayor Cope. Votes: Cope-Yes, Capriglione-Absent, Bourguignon-Yes. All present in favor and Ordinance 2018-02 was hereby approved upon second reading and open for public hearing. Comments: None. Being none the motion to close the public hearing and to adopt Ordinance 2018-02 was made by Commissioner Bourguignon, seconded by Mayor Cope. Votes: Cope-Yes, Capriglione-Absent and Bourguignon-Yes. All present in favor and Ordinance 2018-02 was hereby adopted.

**ORDINANCE 2018 – 02**

**AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS “BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY” 5576 Route 9 BLOCK 3, LOT 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION**

Be it ordained by the Board of Commissioners of the Township of Bass River as follows:

WHEREAS, the Township of Bass River is the owner of certain property known as Bass River Township Maintenance Garage Property, 5576 Route 9, Block 3, Lot 2 in Bass River Township, New Jersey; and

WHEREAS, this property is not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-14(c) permits the leasing of Township property to a non-profit corporation or association for public purpose without the necessity of public bidding; and

WHEREAS, the Township of Bass River would like to entered into an agreement with the Veterans United Military Memorial Museum, Inc., (VUMMM) a New Jersey Non-Profit Corporation for the leasing of the aforementioned Township property; and

WHEREAS, the Township of Bass River and VUMMM wish to continue to provide such activities within the community to promote learning and participation by the general public in the history of the United States military forces through the collection and display of war memorabilia; and

WHEREAS, the Board of Commissioners of the Township of Bass River believes that this activity will inure to the general benefit of the residents of the Township of Bass River as well as those of the surrounding townships; and

NOW THEREFORE BE IT RESOLVED that a finding is made by the Bass River Township Board of Commissioners that the approval of this Ordinance pursuant to N.J.S.A. 40A:12-14(c) will be in the best interest of the residents of the Township of Bass River.

BE IT FURTHER RESOLVED by the Board of Commissioners of Bass River to authorize the leasing of a portion of the premises know as Bass River Township Maintenance Garage Property, 5576 Route 9, Block 3, Lot 2 to Veterans United Military Memorial Museum, Inc., for a term of one (2) years for consideration of \$1.00. This lease is subject to the execution of an appropriate form of lease between the Township and VUMMM.

BE IT FURTHER RESOLVED that the Veterans United Military Memorial Museum, shall annually submit a report to the Board of Commissioners of the Township of Bass River setting out the use for which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold is being granted, the approximate value or cost, if any, of such activities in furtherance of such purpose, and an affirmation of the continued tax exempt status of the non-profit corporation pursuant to both State and Federal law.

BE IT FURTHER RESOVLED that the Mayor and Clerk shall be authorized to execute the appropriate form of Lease in this matter.

### **RESOLUTION 2018-26**

#### **A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY SUPPORTING THE 9<sup>TH</sup> LEGISLATIVE DISTRICT'S SPONSORSHIP OF S-2461 AND A-4209**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-26. Votes: Cope–Yes, Capriglione-Absent, Bourguignon-Yes. All present in favor and Resolution 2018-26 was hereby approved.

**RESOLUTION 2018-26**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY SUPPORTING THE 9<sup>TH</sup> LEGISLATIVE DISTRICT'S SPONSORSHIP OF S-2461 AND A-4209**

*WHEREAS, Senator Connors is prime sponsor of Senate Bill No. 2461 and Assemblyman Rumpf and Assemblywoman Gove are co-sponsors of Assembly Bill No. 4209 to establish a task force to study technology and other methods used to reduce or eliminate telemarketing harassment and intimidation; and*

*WHEREAS, the purpose of this task force is to evaluate and make recommendations relating to the cost and feasibility of implementing appropriate technology and other methods to reduce incidents of telemarketing harassment and intimidation of consumers in this State; and*

*WHEREAS, to counteract the harassment by telemarketers, action needs to be taken at the State and Federal levels to modernize consumer protections to keep up with this quickly advancing technology.*

*NOW, THEREFORE, BE IT RESOLVED that the governing body of the Township of Bass River recognizes the need to reduce or eliminate telemarketing harassment and strongly supports the 9<sup>th</sup> Legislative Districts sponsorship of S-2461 and A-4209.*

*BE IT FURTHER RESOLVED that a copy of this resolution shall be forwarded to Governor Phil Murphy, Senate President Stephen Sweeney, Senator Christopher J. Connors, Assemblyman Brian E. Rumpf, Assemblywoman DiAnne C. Gove, and the mayors of the municipalities represented by the 9<sup>th</sup> Legislative District.*

**RESOLUTION 2018-27**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GIVING APPROVAL FOR A COIN DROP WITHIN THE TOWNSHIP OF BASS RIVER, SUBJECT TO APPROVALS BY COUNTY AND/OR STATE OFFICIALS**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-27. Votes: Cope–Yes, Capriglione-Absent, Bourguignon-Yes. All in favor and Resolution 2018-27 was hereby approved.

**RESOLUTION 2018-27**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GIVING APPROVAL FOR A COIN DROP WITHIN THE TOWNSHIP OF BASS RIVER, SUBJECT TO APPROVALS BY COUNTY AND/OR STATE OFFICIALS**

*WHEREAS, the New Gretna Volunteer Fire Company has provided an application to the Township of Bass River to hold a coin drop; and*

*WHEREAS, Bass River Township's local ordinance allow for such events, subject to approval by County and/or State Officials.*

*THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Bass River that the following schedule for coin drops by the New Gretna Volunteer Fire Company have been approved at locations(s) listed below:*

*LOCATION: Burlington County Route 679 a.k.a. North Maple Avenue, New Gretna and Route 9, New Gretna. Time from 0700-1700.*

*DATES: May 27  
June 10  
July 1  
August 12  
September 2, 2018*

*BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the New Gretna Volunteer Fire Company and the Burlington County Engineer's Office for submission to the Board of Chosen Freeholders for approval.*

**RESOLUTION 2018-28**

**A RESOLUTION SETTING THE ANNUAL SALARY AND HOURLY PAY RATES FOR THE 2018 CALENDAR YEAR FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF BASS RIVER**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-28. Votes: Cope–Yes, Capriglione–Absent, Bourguignon–Yes. All in favor and Resolution 2018-28 was hereby approved.

**RESOLUTION 2018-28**

**A RESOLUTION SETTING THE ANNUAL SALARY AND HOURLY PAY RATES FOR THE 2018 CALENDAR YEAR FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF BASS RIVER**

*BE IT RESOLVED by the Board of Commissioners of the Township of Bass River in the County of Burlington and the State of New Jersey at a special meeting held on this 5<sup>th</sup> day of March 2018 that the following pay rate is hereby established for the 2018 calendar year and set as follows pursuant to Salary Ordinance.*

<i>OFFICE/EMPLOYEE</i>		<i>SALARY</i>
<i>NAME</i>	<i>TITLE</i>	
<i>DEPARTMENT OF PUBLIC WORKS &amp; PROPERTY</i>		
<i>Bednarczyk, Lara</i>	<i>Court Clerk</i>	<i>\$10.00/hour</i>

**RESOLUTION 2018-29**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GRANTING BINGO LICENSES TO THE BASS RIVER PTO**

**RESOLUTION 2018-30**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GRANTING RAFFLE LICENSES TO THE BASS RIVER PTO**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolutions 2018-29 and 2018-30. Votes: Cope–Yes, Capriglione-Absent, Bourguignon-Yes. All in favor and Resolution 2018-29 and 2018-30 were hereby approved.

**RESOLUTION 2018-29**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GRANTING BINGO LICENSES TO THE BASS RIVER PTO**

*WHEREAS, the Bass River PTO has filed applications with the Township Clerk for raffle licenses to conduct Bingo Games and the applicant has paid the proper fees for said licenses; and*

*WHEREAS, the Township Board of Commissioners of the Township of Bass River believes that said applicant is qualified to conduct the Bingo Games are bona fide active members of said organization and that the raffle will be conducted in accordance with the New Jersey Administrative Code 13:47; and*

*WHEREAS, the following raffle licenses are requested on the dates and during the hours listed:*

- a. BA: 2018-001—Bingo Games  
Date: May 18, 2018  
Place: Bass River School, 11 North Maple Avenue, New Gretna, NJ  
Time: 7 p.m. – 11 p.m.  
Bass River Twp., NJ 08224

*NOW, THEREFORE, BE IT RESOLVED by the Township Board of Commissioners of the Township of Bass River in the County of Burlington and State of New Jersey as follows:*

1. *That the Township Board of Commissioners hereby approves the issuance of the aforementioned Bingo license.*
2. *That the Township Clerk is hereby authorized to issue said license on behalf of the Township of Bass River.*

**RESOLUTION 2018-30**

**A RESOLUTION OF THE TOWNSHIP OF BASS RIVER, COUNTY OF BURLINGTON, STATE OF NEW JERSEY GRANTING RAFFLE LICENSES TO THE BASS RIVER PTO**

*WHEREAS, the Bass River PTO has filed applications with the Township Clerk for raffle licenses to conduct raffles, and the applicant has paid the proper fees for said licenses; and*

*WHEREAS, the Township Board of Commissioners of the Township of Bass River believes that said applicant is qualified to conduct the raffles are bona fide active members of said organization and that the raffle will be conducted in accordance with the New Jersey Administrative Code 13:47; and*

*WHEREAS, the following raffle licenses are requested on the dates and during the hours listed:*

- b. RA: 2018-001—On Premise Merchandise Draw Raffle  
Date: May 18, 2018  
Place: Bass River School, 11 North Maple Avenue, New Gretna, NJ  
Time: 7 p.m. – 11 p.m.  
Bass River Twp., NJ 08224

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Commissioners of the Township of Bass River in the County of Burlington and State of New Jersey as follows:

3. That the Township Board of Commissioners hereby approves the issuance of the aforementioned raffle license.
4. That the Township Clerk is hereby authorized to issue said license on behalf of the Township of Bass River.

### **RESOLUTION 2018-31**

#### **A RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF CERTAIN TOWNSHIP OWNED PROPERTIES PURSUANT TO N.J.S.A. 40A:12-13(a) OF THE LOCAL LANDS AND BUILDINGS LAW**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-31. Votes: Cope—Yes, Capriglione—Absent, Bourguignon—Yes. All in favor and Resolution 2018-31 was hereby approved.

### **BASS RIVER TOWNSHIP RESOLUTION 2018-25**

#### **A RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF CERTAIN TOWNSHIP OWNED PROPERTIES PURSUANT TO N.J.S.A. 40A:12-13(a) OF THE LOCAL LANDS AND BUILDINGS LAW**

WHEREAS, the properties identified in Schedule “A” (attached hereto and incorporated herein by reference) are owned by the Township of Bass River and are not needed for public purposes (hereinafter, individually the “Property” and collectively the “Properties”); and

WHEREAS, the Properties will be sold by a sealed bid mailed to Township Clerk, P.O Box 307, New Gretna, NJ 08224 or dropped off with the Township Clerk at 3 North Maple Avenue, New Gretna, NJ 08224.

WHEREAS, the public auction shall be conducted pursuant to the provisions of New Jersey Local Finance Notice 2008-9; and

WHEREAS, it is in the best interest of the Township to sell the Property by public auction in a manner set forth in N.J.S.A. 40A:12-13(a).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Bass River, County of Burlington, State of New Jersey that the Properties shall be advertised for public sale pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.*, subject to the following conditions:

1. The auction shall begin on Thursday, February 23, 2018 commencing at 12:00 pm and running through Friday, March 2, 2018 at 3:00 pm. Information and bid form can be obtained on-line at

[www.bassriver-nj.org](http://www.bassriver-nj.org) or through the Township Clerk at 3 North Maple Avenue, New Gretna. All sealed bids are to be received by the Township Clerk no later than 3:00 pm on Friday, March 2, 2018. The Clerk shall advertise the auction in the manner required by applicable State law. The bidding for Properties shall commence at the minimum bid specified in Schedule "A".

2. The Township shall have the right to remove any Property from the auction for any reason whatsoever until the time of the auction. Notice of such removal will be posted prior to the commencement of the auction.

3. The highest qualified bidder, as designated by the Township Clerk, shall submit a **NON-REFUNDABLE DEPOSIT IN THE AMOUNT OF TEN PERCENT (10%) OF THE SUCCESSFUL BID IN THE FORM OF CASH, MONEY ORDER OR CERTIFIED CHECK ONLY**. Deposit must be submitted by 7 pm, Monday, March 5, 2018. The Township expressly reserves the right to offer a Property for purchase to the next highest bidder if the preceding highest bidder(s) either (i) elects not to pursue the purchase of a Property, or (ii) fails to comply with the requirements stated herein or in the Contract of Sale.

4. Except as provided in paragraph 12 of this Resolution, the deposit made by the purchaser is non-refundable. The purchaser is not entitled to a refund of this deposit in any case except where the Township is unable to convey marketable title.

5. All bids shall be referred to the Board of Commissioners for review and final approval by Resolution pursuant to N.J.S.A. 40A:12-13(a) and N.J.S.A. 40A:12-13.1. The Township reserves the right to accept or reject any and all bids including the highest bids and shall make its decision known by way of Township Resolution.

6. The Properties in Schedule "A" may include commercial and residential properties, as well as vacant lots.

7. Successful bidders shall be obligated to execute a Contract of Sale with the Township, embodying the terms and conditions hereof, within 7 days after the close of bidding at public auction.

8. The Township shall record the deed and Contract of Sale with the Burlington County Clerk's office on behalf of the successful bidder and successful bidders shall be responsible for payment of (i) administrative fee in the amount of \$ 150.00, and (ii) a deed recording fee in the amount of \$90 recording fee unless Purchaser's title company requires that the Title Company record the deed.

9. Title to the Property shall be conveyed by a Deed Bargain and Sale and payment of the balance of the purchase price (less the 10% deposit) shall be made in the form of cash or certified check at a closing to be arranged between the successful bidder and the Township as prescribed in the Contract of Sale.

10. The Township shall not pay any commission to any broker for the sale of any auction property nor shall it pay any legal fees in connection with the sale of any auction property.

11. The sale price, as may result from this auction sale, may not be used before any County Board of Taxation, State Tax Court or in any other court of this State to challenge the assessment with respect to the subject property nor may same be used as a comparable sale to challenge the assessment with regard to other properties.

12. It shall be the obligation of the successful bidder to have a title search of the property conducted within the prescribed time period referenced in the Contract of Sale and obtain a title commitment. Further, the successful bidder shall deliver a copy of the title report to the township within the time period prescribed in the Contract of Sale, together with written notice of any encumbrance, interest, or exception of title disclosed by the title report that would render title unmarketable. A purchaser's failure to obtain a title report or to provide such notice to the Township of any title questions relating to the marketability of a property within the requisite time period shall be deemed a waiver of each

*such title question or possible claim. THE TOWNSHIP SHALL ASSUME NO REponsibility FOR ANY DEFETS IN THE TITLE WHICH THE PURCHASER DOES NOT DELIVER NOTICE OF WITHIN THE TIME PERIOD PRESCRIBED IN THE CONTRACT OF SALE. In the event that the Purchaser fails to obtain a title commitment, the Township may elect to convey title to the property to the purchaser by quitclaim deed.*

13. *Tax liability on any Property which is purchased from the Township shall commence immediately following the closing of the Property. Purchasers shall be responsible for the timely payment of all real estate taxes and other municipal assessments and charges during the time period within which the Property is being rehabilitated, if applicable, and all times thereafter.*

14. *The Purchaser of the auctioned property shall not sell or otherwise transfer title to any property purchased through auction, or any part thereof, to a non-profit or non-taxable organization for a period of five (5) years from the date of closing on the property. Such clause shall be included in the deed.*

15. *All properties shall be sold in "AS IS/WHERE IS" condition, subject to any and all existing tenancies, code violations and other physical and environmental conditions. The Township does not make any representations or warranties as to the condition or value of the properties or their suitability for any particular purpose. Bidder shall be afforded the opportunity to inspect the properties prior to the auction.*

16. *Failure to comply with any of the requirements set forth herein or to close within sixty (60) days following the date the Contract for Sale is fully executed, shall entitle the Township, in its sole discretion, to rescind prior bid approval, terminate any and all rights to the designated bidder in the property, and retain the deposit.*

17. *The Township will not accept a bid by or on behalf of any person or business association, or any person having a 10% or greater ownership interest therein, that owned, in whole or in part, the property being sold at any time within 12 months prior to its foreclosure by the Township for tax arrearages unless:*

a. *the proposed bidder submits a bid in an amount equal to or greater than the calculated tax redemption amount, which amount shall be made available on request prior to the auction.*

b. *if the previous owner submits the highest bid, said bidder shall tender, at the conclusion of the bidding, cash or certified funds in the amount of 50% of his closing bid, in default of which the closing bid of the next highest qualifying bidder shall be deemed to be the highest bid received.*

18. *The Township may, at its discretion, reject a bid by or on behalf of, or disqualify a successful bidder who:*

a. *owns or has more than a 10% ownership stake in any property located within the Township upon which there exists a tax arrearage of more than 2 quarters; or*

b. *owns property located within the Township upon which there exists outstanding citations for house code violation.*

16. *Except as otherwise specifically set forth herein, no employee, agent or officer of the Township has the authority to waive, modify or amend any of the foregoing conditions of sale.*

### **RESOLUTION 2018-32**

## **A RESOLUTION AUTHORIZING BASS RIVER TOWNSHIP TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF TUCKERTON**

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-32. Votes: Cope–Yes, Capriglione-Absent, Bourguignon-Yes. All in favor and Resolution 2018-32 was hereby approved.

**RESOLUTION NO. 2018-32**

***A RESOLUTION AUTHORIZING BASS RIVER TOWNSHIP TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF TUCKERTON***

***WHEREAS***, the Bass River Township Commissioners recognize the need to provide the residents of the Township with appropriate cost savings measures and the need to take advantage of opportunities to provide cost savings in the administration of local government services for the benefit of all residents; and

***WHEREAS***, the Townships are authorized by the “Shared Services Act”, N.J.S.A. 40A:65-4, et seq. to enter into any contract for the joint provision of any service which any party to the agreement is authorized to render within its own jurisdiction; and

***WHEREAS***, The Borough of Tuckerton has agreed to provide one (1) 1986 Ford E1 fire truck to the Township of Bass River pursuant to the terms and conditions set forth in the Shared Services Agreement attached hereto as Exhibit “A”; and

***WHEREAS***, the Township of Bass River evidences its desire to enter into such Agreement through passage of this resolution.

***NOW, THEREFORE, BE IT RESOLVED*** by the Township of Bass River that:

- 1. The attached Shared Services Agreement between Bass River Township and the Borough of Tuckerton shall be effective according to its terms.*
- 2. The Mayor of Bass River Township is hereby authorized to sign, seal, execute and witness/attest the Agreement.*
- 3. The Mayor and Township Clerk are authorized to take any action necessary to implement the terms of the Shared Services Agreement.*

**NEW BUSINESS:**

Notice of award for NJ DOT Grant for \$250,000 for Chips Folly Road.

**REPORTS:**

The following reports were noted.

Report of Solicitor  
Report of Municipal Court  
Report of Safety Coordinator

**PUBLIC COMMENT:**

The meeting was open for public comment at 7:35 p.m. upon a motion by Commissioner Bourguignon, seconded by Mayor Cope. All present in favor.

L. Assur commented on homes being foreclosed on in the township and requests the town look into creating more revenue and retables. He noted that he is not here to complain about taxes. He said that the Route 9 corridor should not be in Pinelands Preservation. Mayor suggested that letters be sent to the Governor. Ms. Bitzberger suggested that a letter be drafted that everyone can utilize and send to the Governor.

Jim Comis of the Veterans Museum reported that a handicapped ramp has been donated and installed. The 12<sup>th</sup> of May would be a dedication to the museum and would like to have Mayor and Commissioners in attendance.

C. Bitzberger asked about year round residents living in the campgrounds. She was advised to meeting the tax assessor.

C. Bitzberger asked how many horse farms are in the township. It is unknown exactly how many are now in township. She feels that a report should be provided on the horse farms monthly by animal control. She is concerned over manure piles

R. Adams thinks there are properties in the township that have more than they should be allowed.

Be no further comments, the motion to close the public portion was made by Commissioner Bourguignon, seconded by Mayor Cope. All in favor and public portion was closed at 8:23 p.m.

Being no further business to come before the Board the motion to adjourn was made by Mayor Cope, seconded by Commissioner Bourguignon. All in favor and meeting was adjourned at 8:28 p.m.

Respectfully Submitted  
Amanda S. Somes, RMC  
Township Clerk

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