

TOWNSHIP OF LOPATCONG  
Council Meeting

6:30 PM Executive Session/7:30 pm Regular Session

September 1, 2021

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The Regular Meeting of the Lopatcong Township Council was called to order by Mayor Mengucci. The meeting was held in the Municipal Building located at 232 S. Third St., Phillipsburg, New Jersey.

A Prayer was offered followed by the Oath of Allegiance.

Mayor Mengucci 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 Ledger and The Express-Times and by posting a copy on the bulletin board in the Municipal Building.”

Present – Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci. Also, present were Attorney Campbell and Engineer Sterbenz.

Motion to come out of Executive Session by

**Public Comment:**

**Old Business:**

**Minutes** – Approve minutes for Executive and Regular Sessions for June 2, 2021. Motion by Councilman Palitto, seconded by Mayor Mengucci. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**Resolution No. 21-100** – Warren Heritage Scenic Byway.

R 21-100

RESOLUTION TO SUPPORT EXTENDING THE WARREN HERITAGE SCENIC BYWAY  
TO UNION SQUARE IN PHILLIPSBURG AND TO WATERLOO VILLAGE IN BYRAM  
TOWNSHIP IN SUSSEX COUNTY

**WHEREAS**, in accordance with the New Jersey Scenic Byways Program, Route 57 from MP 2.07 in Greenwich Township to MP 20.54 in Hackettstown was designated as a State Scenic Byway in 2009 based on the intrinsic beauty of the byway and the important cultural, historic, recreational and natural resource values of the scenic byway; and

**WHEREAS**, the mission of the New Jersey Scenic Byways Program is to recognize and preserve New Jersey's unique historic, cultural and natural heritage; improve roadway safety and appearance; create and nurture partnerships among citizens and all levels of government; provide opportunities for commerce through heritage, cultural and nature-based tourism; enhance quality of life and instill pride in local communities; and

**WHEREAS**, the scenic byway can further benefit the community by fostering economic development consistent with the region's rural character, providing access to local parks, waterbodies and unique natural vistas; and

**WHEREAS**, the six municipalities that are located within the designated Warren Heritage Scenic Byway filed resolutions of support for the scenic byway designation and include the Township of Franklin, the Township of Greenwich, the Town of Hackettstown, the Township of Mansfield, the Township of Washington, and the Borough of Washington; and

**WHEREAS**, these six municipalities worked together with Warren County as the Route 57 Scenic Byway Committee and assisted in designating the byway in 2009 and completing a corridor management plan (CMP) in 2011; and

**WHEREAS**, public meeting opportunities were provided to obtain public input from the general public throughout the application and CMP process; and

**WHEREAS**, the byway name was revised from the Route 57 Scenic Byway to the Warren Heritage Scenic Byway (WHSB); and

**WHEREAS**, a formal organization referred to as the Warren Heritage Scenic Byway Committee (WHSB) consisting of members of the six municipalities, Warren County government agencies and committees, business improvement districts, and other interested non-profit organizations now meet quarterly to monitor implementation of the Corridor Management Plan and to assist the stakeholders, individually and collectively, in dealing with matters concerning the Warren Heritage Scenic Byway and its communities; and

**WHEREAS**, the Warren Heritage Scenic Byway Committee realizes that this important resource would benefit the public by being extended to the Delaware River in the west and to Waterloo Village in the east; and

**WHEREAS**, the route of the Scenic Byway, is recommended to be amended and lengthened through the acceptance of all municipalities and counties along this extended WHSB Route; and

**WHEREAS**, the southern extension of the byway would begin at its western terminus at MP 2.07 at the Greenwich/Lopatcong Twp. border, and travels south on NJ 57 to County Route 519 south. Continuing on CR 519 south through Lopatcong, Greenwich, and Pohatcong Townships, the route proceeds to the intersection with NJ 122 (South Main Street) and turns right. Staying on South Main Street, (NJ 122, CR 678) the byway ends at Union Square in Phillipsburg.

**WHEREAS**, the northern extension of the byway would begin at the eastern terminus at the intersection of NJ 57 and State Route 182 (Mountain Avenue), and continues north on Route 182, turns left onto Route 46 (Mill Street) for 1 block before turning onto County Route 604 (Willow Grove Street) Staying on CR 604 through Hackettstown and Allamuchy Township the byway route proceeds through Allamuchy Mountain State Park and then ends at Waterloo Village in Byram Township, Sussex County; and

**WHEREAS**, extension of the byway route involves a coordinated effort and support among the additional municipalities and counties through which it passes; and

**WHEREAS**, an application to extend the designated byway must be prepared and submitted to the New Jersey Department of Transportation for approval; and

**WHEREAS**, administration of the extended byway, once formally designated, further requires continuing commitment in the form of participation of the Township of Lopatcong as an active member of the Warren Heritage Scenic Byway Committee; and

**NOW, THEREFORE, BE IT RESOLVED** , Mayor and Council of the Township of Lopatcong supports the concept of extending the Warren Heritage Scenic Byway and commits to participating in the process necessary for its implementation including assisting in the development of the Application for Scenic Byway Designation and if approved by the NJDOT, the Addendum to the Corridor Management Plan; and

**BE IT FURTHER RESOLVED** that Mayor and Council of the Township of Lopatcong will work with the Warren Heritage Scenic Byway Committee in the development of the Application for Scenic Byway Designation to the NJDOT and in the ongoing planning efforts that support the designation, recognition, and retention of the Byway.

#### **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 is a true and correct copy of a Resolution adopted by Council at a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

Motion to adopt this Resolution by Councilman Wright, seconded by Mayor Mengucci. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**New Business:**

**Oasis Holdings/North State Materials** – Approve amendment to Authorization and Indemnity Agreement with Oasis Holdings and North State Materials. Motion by Councilman Wright, seconded by Council President Pryor. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**Consent Agenda:**

Motion by Councilman Wright, seconded by Councilman Palitto to approve the Consent Agenda.

Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**Phillipsburg High School Cross Country Events** – Authorize use of pool parking lot on October 14<sup>th</sup> and 21<sup>st</sup>.

**870 Strykers Road** - Approve return cash bond to property owner at 870 Strykers Road as recommended by Engineer Sterbenz for work completed for sewer line installation in the amount of \$2500.00.

**Resolution 21-101**- Authorize redemption of Tax Sale Certificate No. 2020-002 on Block 2, Lot 33 in the amount of \$3562.88.

R 21-101

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND  
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE  
NO. 2020-002 ON BLOCK 2, LOT 33

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 29, 2020, a lien was sold on Block 2, Lot 33 also known as 1001 Belvidere Road for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate no. 2020-002 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 12, 2021 the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-002 in the amount of \$3,562.88.

NOW, THEREFORE, BE IT RESOLVED on this 1<sup>st</sup> day of September 2021, that the Chief Financial Officer is authorized to issue a check in the amount of \$3,562.88 for the redemption of Tax Sale Certificate No. 2020-002 to:

US Bank Cust/Pro Cap 8/Pro Cap  
50 S 16<sup>th</sup> Street, Suite 2050  
Philadelphia, PA 19102-2513

#### 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 a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

**Resolution No. 21-102** - Authorize redemption of Tax Sale Certificate No. 2020-043 on Block 116.02, Lot 2 in the amount of \$7,485.39 with Premium of \$100.00.

R 21-102

#### RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE NO. 2020-043 ON BLOCK 116.02, LOT 2

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 29, 2020 a lien was sold on Block 116.02, Lot 2 also known as 23 Hope Street for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 2020-043 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 2, 2021, the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-043 in the amount of \$7,485.39, Premium \$100.00.

NOW, THEREFORE, BE IT RESOLVED on this 1<sup>st</sup> day of September 2021, that the Chief Financial Officer is authorized to issue a check in the amount of \$7,485.39, Premium \$100.00 for the redemption of Tax Sale Certificate No. 2020-043 to:

US Bank Cust/Pro Cap 8/Pro Cap  
50 S 16<sup>th</sup> Street Suite 2050  
Philadelphia, PA 19102-2513

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 a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

**Resolution No. 21-103** - Authorize redemption of Tax Sale Certificate No. 2020-009 on Block 36, Lot 1.01 in the amount of \$1,599.88.

R 21-103

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND  
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE  
NO. 2020-009 ON BLOCK 36, LOT 1.01

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 29, 2020, a lien was sold on Block 36, Lot 1.01 also known as 804 Lynda Road for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 2020-009 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 5, 2021, the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-009 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 5, 2021, the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-009 in the amount of \$1,599.88.

NOW, THEREFORE, BE IT RESOLVED on this 1<sup>st</sup> day of September 2021, that the Chief Financial Officer is authorized to issue a check in the amount of \$1,599.88 for the redemption of Tax Sale Certificate No. 2020-009 to:

US Bank Cust/Pro Cap 8/Pro Cap  
50 S 16<sup>th</sup> Street Suite 2050  
Philadelphia, PA 19102-2513

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 a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

**Resolution No. 21-104** - Authorize redemption of Tax Sale Certificate No. 2020-018 on Block 70, Lot 8 in the amount of \$2,119.20.

R 21-104

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND  
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE  
NO. 2020-018 ON BLOCK 70, LOT 8

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 29, 2020, a lien was sold on Block 70, lot 8 also known as 211 South Third Street for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 2020-018 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 5, 2021 the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-018 in the amount of \$2,119.20.

NOW, THEREFORE, BE IT RESOLVED, on this 1<sup>st</sup> day of September 2021, that the Chief Financial Officer is authorized to issue a check in the amount of \$2,119.20 for the redemption of Tax Sale Certificate No. 2020-018 to:

US Bank Cust/Pro Cap 8/Pro Cap  
50 S 16<sup>th</sup> Street Suite 2050  
Philadelphia, PA 19102-2513

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 a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

**Resolution No. 21-105** - Authorize redemption of Tax Sale Certificate No. 2020-058 on Block 141, Lot 15 in the amount of \$4,559.70.

R 21-105

RESOLUTION OF THE TOWNSHIP OF LOPATCONG, COUNTY OF WARREN AND  
STATE OF NEW JERSEY AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE  
NO. 2020-018 ON BLOCK 70, LOT 8

WHEREAS, at the Lopatcong Township Municipal Tax Sale held on December 29, 2020, a lien was sold on Block 70, Lot 8 also known as 211 South Third Street for delinquent sewer; and

WHEREAS, this lien known as Tax Sale Certificate No. 2020-018 was sold to US Bank Cust/Pro Cap 8/Pro Cap; and

WHEREAS, on August 5, 2021, the mortgage company for the property owner has satisfied the redemption amount on Certificate No. 2020-018 in the amount of \$2,119.20.

NOW, THEREFORE, BE IT RESOLVED on this 1<sup>st</sup> day of September 2021, that the Chief Financial Officer is authorized to issue a check in the amount of \$2,119.20 for the redemption of Tax Sale Certificate No. 2020-018 to:

US Bank Cust/Pro Cap 8/Pro Cap  
50 S 16<sup>th</sup> Street Suite 2050  
Philadelphia, PA 19102-2513

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 a meeting held on Wednesday, September 1, 2021.

Margaret B. Dilts, CMC

**Steve Maso Painting** - Approve quote to paint the Police Department in the amount of \$8,903.19.

**BS Digital** – Approve invoice for payment to BS Digital in the amount of \$1,050.—for support of our sound/recording system acquired by Gramco.

**Announcements** – Community Day scheduled for 9/4, Shred Event scheduled at the pool parking lot for Saturday, 9/11, Community Yard Sale is scheduled for 9/18, Fall Cleanup scheduled for pool parking lot and Strykers Fire House No. 2 for 9/25.

**Council Reports** –

Councilman Palitto – Looking for volunteers for Community Day. All vendors, bands, food, etc.,



has been scheduled. Fireworks will go off between 8:15 and 8:30 pm.

Councilman Wright – No report.

Council President Pryor – Reported the Request for Qualifications for a Park Planner are completed – motion to advertise by Mayor Mengucci, seconded by Council President Pryor to be processed. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**Report of the Engineer** – Roadway bids will be rebid due to no response. Problems at Scenic Ridge due to rainfall; two to three lots that backup to Jacob need an enhanced soil erosion plan.

**Report of Chief of Police** – No report.

**Approve Dept. Reports** – Motion by Council President Pryor, seconded by Councilman Wright. All in favor.

**Approve Payment of Bills** – Motion by Council President Pryor, seconded by Mayor Mengucci. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

Attorney Campbell – Asked for a motion to approve the amendments to the Employee Manual. Motion by Mayor Mengucci, seconded by Councilman Palitto. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

Attorney Campbell – Reported that the Tax Assessor would need the service of Louis Izenberg to provide a restricted appraisal report for Brakeley Tax Appeal. The cost quoted is quoted at \$3500.00. Motion by Council President Pryor, seconded by Mayor Mengucci to authorize this expense. Roll call vote:

AYES: Councilman Palitto, Councilman Wright, Council President Pryor, Mayor Mengucci.

NAYS: None

**Audience Participation** – No comments from the public.

**Adjournment** – Motion by Councilman Wright, seconded by Councilman Palitto. All in favor.

Respectfully submitted,

Margaret B. Dilts, CMC  
Clerk/Administrator

James E. Mengucci  
Mayor

