
AGENDA

BOROUGH OF WASHINGTON, WARREN COUNTY, NJ

September 19, 2023

6:00 PM

STATEMENT OF ADEQUATE NOTICE

The requirements of the Open Public Meetings Law, P.L. 1975, Chapter 231 have been satisfied in that adequate notice of this meeting has been published in the Express-Times and Star Ledger and posted on the Boroughs website stating the time, place and purpose of the meeting as required by law.

FLAG SALUTE

ROLL CALL Brown, Cox, France, Gorshkov, Infinito, Musick and Conry.

WORKSHOP 6PM

Sidewalk Ordinances Discussion

7:00 PM-Regular Meeting:

AUDIENCE/COUNCIL APPEARANCE

Remarks, petitions, statements and testimony from guests

MINUTES

August 29, 2023

September 5, 2023

REPORTS

Committee Reports

VOUCHERS-Approval of Claims

OLD BUSINESS

Agenda-Continued

NEW BUSINESS

1. Accepting the letter of retirement of the Accounting Clerk effective January 1, 2024.
2. Authorize the posting and advertising the position of Accounting Clerk with a salary range as per the Collective Bargaining Agreement.
3. Authorize the Manager and CFO to secure a procurement card for Borough use.
4. Dank Poet Dispensary second letter.

ORDINANCES 1st Reading

Public Hearing/Adoption will be held on October 17, 2023, for Ordinances 2023-17 & 2023-18

ORDINANCE 2023-17

AN ORDINANCE AUTHORIZING AS A GENERAL IMPROVEMENT TO THE WEBSITE FOR THE BOROUGH OF WASHINGTON AND APPROPRIATING \$30,297.00 THEREFOR FROM THE "CAPITAL FUND BALANCE" OF SAID BOROUGH

ORDINANCE 2023-18

Ordinance Amending Chapter 85 of the Code of the Borough of Washington, entitled "Municipal Parking Lots"

ORDINANCE 2023 – 13

AN ORDINANCE AUTHORIZING AS A GENERAL IMPROVEMENT THE LEASE OF THE DPW VEHICLES FROM THE ENTERPRISE SOLUTIONS

RESOLUTIONS

RESOLUTION 2023-117

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTION 2023-118

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTION 2023-119

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTION 2023-120

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTIONS-Continued

RESOLUTION 2023-121

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTION 2023-122

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

RESOLUTION 2023-123

RESOLUTION FOR ELECTRONIC TAX SALE

RECAP

COUNCIL REMARKS

Remarks, Reports, Discussions

EXECUTIVE SESSION - contract negotiations with 1 West Washington redevelopment project PILOT agreement.

ADJOURNMENT _____ P.M.

ORDINANCE 2023-17
AN ORDINANCE AUTHORIZING AS A GENERAL
IMPROVEMENT TO THE WEBSITE FOR THE BOROUGH OF WASHINGTON AND
APPROPRIATING \$30,297.00 THEREFOR FROM THE “CAPITAL FUND BALANCE” OF
SAID BOROUGH

BE IT ORDAINED by the Borough Council of the Borough of Washington in Warren County,
New Jersey as follows:

Section 1. The Borough of Washington in Warren County (hereinafter referred to as “Municipality”) is hereby authorized the following Capital Improvements for the Borough of Washington:

1. Updates to the Borough of Washington Web Site.

Section 2. The work and acquisitions, authorized by Section 1 of this Ordinance shall be undertaken as

a general improvement, the entire cost of which shall be contributed and borne by the municipality as a general

expense, and no part of said cost shall be specially assessed against any property. The estimated cost noted

of such project shall not exceed \$30,297.00 unless this Ordinance is amended.

Section 3. It is hereby determined and stated that the undertaking of the aforesaid projects (hereinafter

referred to as “purpose”) is not a current expense of the municipality; and that the total estimated cost of said

purpose is \$30,297.00, the estimated cost for the projects having been noted in Section 1 above.

Section 4. The sum of \$30,297.00 is hereby appropriated for said purpose from the “Capital Fund Balance” of the municipality for said purpose as required by law and now available therefore under a

budget or budgets of the municipality previously adopted.

Section 5. The Capital budget of the municipality is hereby amended to conform with the provisions of

this Ordinance to the extent of any inconsistency herewith.

Section 6. This Ordinance shall take effect upon its passage and publication as provided by law.

Introduced: September 19, 2023

Public Hearing/Adoption: October 17, 2023

ORDINANCE 2023-18
Ordinance Amending Chapter 85 of the Code of the Borough of Washington, entitled
“Municipal Parking Lots”

WHEREAS, the Borough of Washington Chapter 85 of the Code which provides the regulations governing the use of the municipal parking lots;

WHEREAS, with the increase in the number of electric vehicles the Mayor and Borough Council have determined that having electrical vehicle stations in municipal parking lots will benefit the residents of Washington Borough.

WHEREAS, the Mayor Borough Council desires to amend its ordinances to ensure that those parking stalls in municipal parking lots shall be available to only individuals with electric vehicles.

WHEREAS, the Borough Council desires to further amend its ordinances to provide ticketing and towing for violating the electrical vehicle parking ordinance and;

Section 1. Chapter 85 of the Code of the Borough of Washington, entitled “Municipal Park Lots” shall be amended as follows (deletions noted with strikethrough ~~thus~~ and additions noted in bold italic *thus*):

§85.66

- A. No person shall stop, stand or park any non-electric vehicle in a space designated through signage as an electric vehicle charging station.
- B. No electric vehicle shall park in a space designated, through signage, as an electric vehicle charging station when either (1) the electric vehicle is not electrically charging or (2) is parked in the parking space for more than two (2) hours. For purposes of this subsection, “charging” means an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment.
- C. Vehicles parked in violation of these regulations will be subject to ticketing and/or towing in accordance with §§ 85-63 and 85-64 of the Code of the Borough of Washington.

Section 2. All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This Ordinance shall take effect upon final passage and publication according to law.

Introduced: September 19, 2023

Public Hearing/Adoption: October 17, 2023

**BOROUGH OF WASHINGTON
ORDINANCE NO. 2023-13**

**AN ORDINANCE AUTHORIZING AS A GENERAL
IMPROVEMENT THE LEASE OF THE DPW VEHICLES FROM THE ENTERPRISE
SOLUTIONS BOROUGH OF WASHINGTON AND APPROPRIATING \$40,000 THEREFOR
FROM THE "CAPITAL FUND BALANCE" OF SAID BOROUGH**

BE IT ORDAINED by the Borough Council of the Borough of Washington in Warren County,

New Jersey as follows:

Section 1. The Borough of Washington in Warren County (hereinafter referred to as "Municipality") is hereby authorized the following Capital Improvements for the Borough of Washington:

1. The lease of the DPW vehicles

Section 2. The work and acquisitions, authorized by Section 1 of this Ordinance shall be undertaken as

a general improvement, the entire cost of which shall be contributed and borne by the municipality as a general

expense, and no part of said cost shall be specially assessed against any property. The estimated cost noted

of such project shall not exceed \$40,000.00 unless this Ordinance is amended.

Section 3. It is hereby determined and stated that the undertaking of the aforesaid projects (hereinafter

referred to as "purpose") is not a current expense of the municipality; and that the total estimated cost of said

purpose is \$40,000.00, the estimated cost for the projects having been noted in Section 1 above.

Section 4. The sum of \$40,000.00 is hereby appropriated for said purpose from the "Capital

Fund Balance” of the municipality for said purpose as required by law and now available therefore under a

budget or budgets of the municipality previously adopted.

Section 5. The Capital budget of the municipality is hereby amended to conform with the provisions of

this Ordinance to the extent of any inconsistency herewith.

Section 6. This Ordinance shall take effect upon its passage and publication as provided by law

RESOLUTION 2023-117
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$734.25 for taxes or other municipal liens assessed for the year 2021 in the name of PAPP, LOUIS as supposed owners, and in said assessment and sale were described as 30 BEETHOVEN AVE, Block 79 Lot 9, which sale was evidenced by Certificate #22-00041 and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 8/25/2023 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by BALA PARTNERS LLC by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$2,037.91 which is the amount necessary to redeem Tax Sale Certificate #22-00041.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September, 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979 in the amount of **\$4,337.91** (This consists of \$2,037.91 Certificate Amount redeemed + \$2,300.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 79 Lot 9 from the tax office records.

RESOLUTION 2023-118
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$642.86 for taxes or other municipal liens assessed for the year 2021 in the name of WALTON, ROGER as supposed owners, and in said assessment and sale were described as 25 WASHINGTON SQUARE CIR, Block 73.01 Lot 31, which sale was evidenced by Certificate #22-00039 and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify

that on 8/25/2023 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by BALA PARTNERS LLC by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$1,368.24 which is the amount necessary to redeem Tax Sale Certificate #22-00039.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September, 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979 in the amount of **\$3,568.24** (This consists of \$1,368.24 Certificate Amount redeemed + \$2,200.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 73.01 Lot 31 from the tax office records.

RESOLUTION 2023-119
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$486.45 for taxes or other municipal liens assessed for the year 2021 in the name of ROBERTSON, MICHAEL & MELINDA A as supposed owners, and in said assessment and sale were described as 100 TAFT TERRACE, Block 71.01 Lot 8, which sale was evidenced by Certificate #22-00036 and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 8/25/2023 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by BALA PARTNERS LLC by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$1,688.52 which is the amount necessary to redeem Tax Sale Certificate #22-00036.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September. 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979 in the amount of **\$3,888.52** (This consists of \$1,688.52 Certificate Amount redeemed + \$2,200.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 71.01 Lot 8 from the tax office records.

RESOLUTION 2023-120
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$253.25 for taxes or other municipal liens assessed for the year 2021 in the name of JACOME, JARROD M & JENNY as supposed owners, and in said assessment and sale were described as 76 ALVIN SLOAN AVE, Block 2.12 Lot 13, which sale was evidenced by Certificate #22-00006 and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on

8/28/2023 and before the right to redeem was cut off, as provided by law, PENNYMAC claiming to have an interest in said lands, did redeem said lands claimed by BALA PARTNERS LLC by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$1,533.08 which is the amount necessary to redeem Tax Sale Certificate #22-00006.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September, 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979 in the amount of **\$3,433.08** (This consists of \$1,533.08 Certificate Amount redeemed + \$1,900.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 2.12 Lot 13 from the tax office records.

RESOLUTION 2023-121
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to FIG 20, LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101, in the amount of \$980.50 for taxes or other municipal liens assessed for the year 2021 in the name of BURD, GUY & MELISSA J as supposed owners, and in said assessment and sale were described as 46 STATE ST, Block 13 Lot 6, which sale was evidenced by Certificate #22-00009, and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 9/11/2023 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by FIG 20, LLC FBO SEC PTY by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$2,303.63 which is the amount necessary to redeem Tax Sale Certificate #22-00009.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September, 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to FIG 20, LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101 in the amount of **\$4,803.63** (This consists of \$2,303.63 Certificate Amount redeemed + \$2,500.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 13 Lot 6 from the tax office records.

RESOLUTION 2023-122
A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE
As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Washington Borough, County of Warren, State of New Jersey, were sold on December 7, 2022 to FIG 20, LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101, in the amount of \$980.50 for taxes or other municipal liens assessed for the year 2021 in the name of TAYLOR, THOMAS E as supposed owners, and in said assessment and sale were described as 184 W WASHINGTON AVE, Block 10.03 Lot 3, which sale was evidenced by Certificate #22-00008 and

WHEREAS, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 9/11/2023 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest

in said lands, did redeem said lands claimed by FIG 20, LLC FBO SEC PTY by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$2,303.63 which is the amount necessary to redeem Tax Sale Certificate #22-00008.

NOW THEREFORE BE IT RESOLVED, on this 19th day of September, 2023 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to FIG 20, LLC FBO SEC PTY, PO BOX 12225, NEWARK, NJ 07101 in the amount of **\$4,803.63** (This consists of \$2,303.63 Certificate Amount redeemed + \$2,500.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 10.03 Lot 3 from the tax office records.

Resolution # 2023-123
Resolution Authorizing The Tax Collector To Hold An Electronic Tax Sale For Unpaid
2022 Taxes And Other Municipal Charges Through NJ Tax Lien
Investors/RealAuction.com

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for electronic sales; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the Borough of Washington wishes to hold an electronic tax sale for unpaid 2022 taxes and other municipal charges.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Washington, County of Warren, State of New Jersey authorizing the Tax Collector to hold an electronic tax sale for unpaid 2022 taxes and other municipal charges through NJ Tax Lien Investors/RealAuction.com on November 9, 2023.

RESOLUTION
AUTHORIZING EXECUTIVE SESSION

WHEREAS, the Open Public Meetings Act, P.L. 975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss Contract Negotiations. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED, that the public be excluded from this meeting.