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**AGENDA**

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**BOROUGH OF WASHINGTON, WARREN COUNTY, NJ**

**January 16, 2024  
7:00 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.

**AUDIENCE/COUNCIL APPEARANCE**

Warren County Office on Aging and Disability Services-Tom Caleca

Remarks, petitions, statements and testimony from guests

**MINUTES**

December 19, 2023 (Regular)  
December 19, 2023 (Executive)  
January 2, 2024 (Reorganization)

**REPORTS**

Committee Reports

**VOUCHERS-Approval of Claims**

**OLD BUSINESS**

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**Agenda-Continued**

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**NEW BUSINESS**

Zoning Office Hours

**ORDINANCES 1<sup>st</sup> Reading**

*Public Hearing scheduled February 20, 2024, for Ordinance 2024-01*

**ORDINANCE 2024-01**

An Ordinance of the Borough of Washington Amending Section 94-62 entitled, “Signs,” and the Downtown Redevelopment Plan Regarding Freestanding Signs on Sidewalks in Certain Zones.

**RESOLUTIONS**

**RESOLUTION 2024-27**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-28**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-29**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-30**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-31**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-32**

RESOLUTION AUTHORIZING THE RELEASE OF VARIANCE ESCROW, FOR THE IMPROVEMENTS TO BLOCK 2.09, LOT 14 (52 Lambert Street) IN THE AMOUNT OF \$2.00, HELD IN TRUST BY THE BOROUGH OF WASHINGTON

**RESOLUTION 2024-33**

SALARY

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**Agenda-Continued**

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**RESOLUTIONS-cont'd**

**RESOLUTION 2024-34**

RESOLUTION AUTHORIZING HIRING LAURA APONTE AS AN ACCOUNT CLERK FOR THE FINANCE DEPARTMENT AND AUTHORIZING SALARIES IN THE AMOUNT OF \$47,456.00 FOR THE CALENDAR YEAR 2024.

**RESOLUTION 2024-35**

2023 Budget Appropriation Reserves

**RESOLUTION 2023-36**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RESOLUTION 2024-37**

RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

**RECAP**

**COUNCIL REMARKS**

Remarks, Reports, Discussions

**EXECUTIVE SESSION-if needed**

**ADJOURNMENT** \_\_\_\_\_ P.M.

**ORDINANCE 2024-01**

**An Ordinance of the Borough of Washington Amending Section 94-62 entitled, "Signs," and the Downtown Redevelopment Plan Regarding Freestanding Signs on Sidewalks in Certain Zones**

**WHEREAS**, the Mayor and Borough Council seek to revise the regulations concerning freestanding signs on public sidewalks within the commercial zoning districts (B-1, B-2, and Downtown Redevelopment Area) in Washington Borough.

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Washington, County of Warren, that the Code of the Borough of Washington be amended as follows:

**Section 1.** Section 94-62(C)(7) of the Code of the Borough of Washington is hereby amended as follows (additions noted in bold italic *thus* and deletions noted in strikethrough ~~thus~~):

In addition to the foregoing provisions, the following requirements shall apply to signs in the ***B-1 Highway Business District and B-2 Central Business District***. Where there is a conflict between the provisions of Subsection C(1) to (6) above and the provisions of this Subsection C(7), the provisions of this subsection shall apply.

**Section 2.** Section 94-62(C)(7)(d)(1) of the Borough Code regarding freestanding signs certain zones is hereby amended as follows (additions noted in bold italic *thus* and deletions noted in strikethrough ~~thus~~):

(1) ***Frees***Standing signs. ~~*S*~~***Freestanding*** signs, that is, moveable "A-frame" or easel ~~*other signs designed for and*~~ generally placed along a sidewalk or other area intended for the view of pedestrians, shall be permitted, provided that any such sign, ***except for "feather signs"***, shall not exceed six square feet in total size per side. ***Feather signs may not exceed 12 feet in height and 2.5 feet in width.*** The maximum width of such signs shall be 24 inches and the maximum height of such signs shall be 36 inches. The overall height of the sign, including a support frame, shall not exceed 42 inches. The following ***additional*** limitations shall apply:

[a] Only A-frame, ~~*feather or easel frame*~~***and other signs which are designed for, and generally used on sidewalks,*** signs are permitted.

[b] No more than one ***freestanding*** sign shall be permitted for each business and only first-floor businesses may use such signs.

[c] ***S******Freestanding signs*** may be displayed only during the hours when the business is open.

[d] ***S******Freestanding signs shall be constructed of weather resistant materials*** ~~*(no paper, fiberboard, foamcore board, corrugated paper or unfinished wood materials shall be permitted).*~~ Signs may be constructed of painted wood, metal or plastic with professional quality painted messages, chalkboards, dry-erase boards or boards with changeable letters. No other construction materials are permitted. ***S******Freestanding signs shall be constructed and/or weighted so as to be impervious to the effects of strong winds. S******Freestanding signs shall be maintained at all times in good repair and shall not be permitted to weather, fade, peel, crack or otherwise deteriorate.***

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[e] ***Freestanding signs*** may be located only adjacent to the building within the side property lines as extended, in an entrance alcove.. ***The placement of freestanding signs must allow for at least a 5-foot wide unobstructed pathway.***

[f] No ***freestanding*** sign shall block pedestrian movement, access to benches, access to parking meters, ***fire hydrants***, or access to motor vehicles. The Building or Zoning Officer may direct that any ***freestanding*** sign which violates this chapter or creates a safety hazard be removed, modified or relocated.

[g] ***Only businesses registered with the Borough in accordance with Section 54 of the Borough Code may display a freestanding sign.***

[h] ***The business must provide the Borough with proof of insurance with a minimum liability coverage of one million dollars (\$1,000,000.00) and must specifically provide coverage for the sidewalk area the freestanding sign will be displayed and the Borough must be a named insured on the policy.***

[g] ***Notwithstanding anything contained in this ordinance to the contrary, the Zoning Officer, Fire Marshal, and/or Chief of Police shall have the right to prohibit or further restrict the location of any freestanding sign which, in their sole discretion, they deem by virtue of the freestanding sign's construction or location, to constitute a safety hazard to the public.***

**Section 3.** The Page 40, Signage” of the Downtown Redevelopment Plan is hereby amended to add the following:

Freestanding signs shall be permitted on the public sidewalks in compliance with Borough Code Section 94-62(C)(7)(d)(1)

**Section 4.** All ordinances or parts of ordinances inconsistent herewith are repealed as to such inconsistencies.

**Section 5.** 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 6.** This Ordinance shall take effect upon final passage and publication according to law.

Introduce: January 16, 2024

Public Hearing/Adoption: February 20, 2024

**RESOLUTION 2024-27**  
**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 October 7, 2021 to FIG CUST FIGNJ19LLC & SEC PTY, PO BOX 669507, DALLAS, TX 75266-9507, in the amount of \$1,306.27 for taxes or other municipal liens assessed for the year 2020 in the name of MOSCETTI, MARGARET L as supposed owners, and in said assessment and sale were described as 33 E CHURCH ST, Block 29 Lot 9, which sale was evidenced by Certificate #21-00023 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/8/2024 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 CUST FIGNJ19LLC & SEC PTY by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$12,426.29 which is the amount necessary to redeem Tax Sale Certificate #21-00023.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of January, 2024 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to FIG CUST FIGNJ19LLC & SEC PTY, PO BOX 669507, DALLAS, TX 75266-9507 in the amount of **\$14,926.29** (This consists of \$12,426.29 Certificate Amount redeemed + \$2,500.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 29 Lot 9 from the tax office records.

**RESOLUTION 2024-28**  
**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 October 22, 2020 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$651.18 for taxes or other municipal liens assessed for the year 2019 in the name of GILBERTSON, RICHARD J & JANE F as supposed owners, and in said assessment and sale were described as 53 WASHINGTON SQUARE CIR, Block 73.01 Lot 41, which sale was evidenced by Certificate #20-00032 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 12/22/2023 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 \$3,288.28 which is the amount necessary to redeem Tax Sale Certificate #20-00032.

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**NOW THEREFORE BE IT RESOLVED**, on this 16<sup>th</sup> day of January, 2024 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 **\$5,388.28** (This consists of \$3,288.28 Certificate Amount redeemed + \$2,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 73.01 Lot 41 from the tax office records.

**RESOLUTION 2024-29**  
**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 November 9, 2023 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$2,654.44 for taxes or other municipal liens assessed for the year 2022 in the name of HIDDEN GEM INVESTMENTS LLC as supposed owners, and in said assessment and sale were described as 74 E CHURCH ST, Block 27.02 Lot 8, which sale was evidenced by Certificate #23-00019 and

**WHEREAS**, the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/8/2024 and before the right to redeem was cut off, as provided by law, JONATHAN FLOREZ 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 \$4,987.03 which is the amount necessary to redeem Tax Sale Certificate #23-00019.

**NOW THEREFORE BE IT RESOLVED**, on this 16<sup>th</sup> day of January, 2024 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 **\$17,087.03** (This consists of \$4,987.03 Certificate Amount redeemed + \$12,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 27.02 Lot 8 from the tax office records.

January 16, 2024

**RESOLUTION 2024-30**  
**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 November 9, 2023 to STONEFIELD INVEST.FUND IV,LLC, 1 PARAGON DR, SUITE 252, MONTVALE, NJ 07645, in the amount of \$2,539.63 for taxes or other municipal liens assessed for the year 2022 in the name of HIDDEN GEM INVESTMENTS LLC as supposed owners, and in said assessment and sale were described as 65 SCHOOL ST, Block 28 Lot 5, which sale was evidenced by Certificate #23-00020 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/8/2024 and before the right to redeem was cut off, as provided by law, JONATHAN FLOREZ claiming to have an interest in said lands, did redeem said lands claimed by STONEFIELD INVEST.FUND IV,LLC by paying the Collector of Taxes of said taxing district of Washington Borough the amount of \$4,784.05 which is the amount necessary to redeem Tax Sale Certificate #23-00020.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of January, 2024 by the Mayor and Council of the Borough of Washington, County of Warren to authorize the Treasurer to issue a check payable to STONEFIELD INVEST.FUND IV,LLC, 1 PARAGON DR, SUITE 252, MONTVALE, NJ 07645 in the amount of **\$16,584.05** (This consists of \$4,784.05 Certificate Amount redeemed + \$11,800.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 28 Lot 5 from the tax office records.

**RESOLUTION 2024-31**  
**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 November 9, 2023 to BALA PARTNERS LLC, P.O. Box 303, Pottersville, NJ 07979, in the amount of \$2,714.62 for taxes or other municipal liens assessed for the year 2022 in the name of FLOREZ, JONATHAN as supposed owners, and in said assessment and sale were described as 138 BELVIDERE AVE, Block 30 Lot 6, which sale was evidenced by Certificate #23-00021 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/8/2024 and before the right to redeem was cut off, as provided by law, JONATHAN FLOREZ 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 \$3,542.18 which is the amount necessary to redeem Tax Sale Certificate #23-00021.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of January, 2024 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 **\$15,842.18** (This consists of \$3,542.18 Certificate Amount redeemed + \$12,300.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 30 Lot  
January 16, 2024



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6 from the tax office records.

**RESOLUTION 2024-32**  
**A RESOLUTION AUTHORIZING THE RELEASE OF**  
**VARIANCE ESCROW, FOR THE IMPROVEMENTS TO BLOCK 2.09, LOT 14 (52**  
**Lambert Street) IN THE AMOUNT OF \$2.00, HELD IN TRUST BY THE BOROUGH OF**  
**WASHINGTON**

**WHEREAS**, Justine Kubik has requested the release of the Variance Escrow issued for the site improvements to Block 2.09, Lot 2.09 (52 Lambert Street); and

**WHEREAS**, an inspection of the property has confirmed that the work is satisfactory, and all permits have been closed; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Washington, in the County of Warren, State of New Jersey that the Borough Clerk is authorized to release Variance Escrow in the amount of \$2.00.

**RESOLUTION 2024-33**  
**SALARY**

**WHEREAS**, as compensation for their loyal service and devotion to their duties as employees of the Borough of Washington; and

**WHEREAS**, to recognize their service;

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Washington, County of Warren, State of New Jersey that the following salaries and wages are established effective January 1, 2024 unless otherwise noted:

<u>POSITION</u>	<u>2024 SALARY</u>
Borough Manager	\$122,867.50
Chief Financial Officer	\$ 46,559.63
Tax Assessor	\$ 35,733.36
Tax Collector	\$ 76,941.90
Confidential Assistant to the CFO	\$ 70,530.08
Deputy Clerk	\$ 39,749.19
Qualified Purchasing Agent	\$ 6,195.00
Land Use Board Secretary	\$ 5,202.31
Township Council	\$ 4,500.00
Mayor	\$ 5,500.00

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**RESOLUTION 2024-34**

**RESOLUTION AUTHORIZING HIRING LAURA APONTE AS AN ACCOUNT CLERK  
FOR THE FINANCE DEPARTMENT AND AUTHORIZING SALARIES IN THE  
AMOUNT OF \$47,456.00 FOR THE CALENDAR YEAR 2024.**

**WHEREAS**, the long-term employee of the Borough retired from the position of the account clerk with the Finance Department, and;

**WHEREAS**, Laura Aponte interviewed for the vacant position; and

**WHEREAS**, Ms. Aponte qualifies to fill this position.

**NOW THEREFORE BE IT RESOLVED**, the Borough Council of the Borough of Washington, Warren County authorizes Borough Manager to hire Ms. Aponte as an account clerk with the starting salary of \$47,456.00.

January 16, 2024

**BOROUGH OF WASHINGTON  
RESOLUTION 2024-35**

**WHEREAS**, various 2023 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year, and were not covered at the time of transfers between the 2023 budget in the last two months of 2023; and

**WHEREAS**, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and all transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year:

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Washington, County of Warren, and State of New Jersey that the transfer in the amount of \$38,700.00 be made between the 2023 Budget Appropriation Reserves as follows:

Description	Category	From	To
General Government:			
General Administration	Other Expenses		\$15,000.00
Municipal Clerk	Other Expenses		\$ 2,000.00
Financial Administration	Other Expenses		\$ 500.00
Tax Collector	Other Expenses		\$ 2,000.00
Public Safety			
Police	Other Expenses		\$11,200.00
Judicial			
Public Defender	Other Expenses		\$ 1,000.00
Utilities:			
Electricity	Other Expenses		\$ 5,000.00
Traffic Lights	Other Expenses		\$ 2,000.00
General Government:			
General Administration	Salaries and Wages	\$12,000.00	
Mayor and Council	Salaries and Wages	\$ 7,000.00	
Financial Administration	Salaries and Wages	\$ 4,000.00	
Tax Collector	Salaries and Wages	\$ 7,000.00	
Health Insurance	Other Expenses	\$ 8,700.00	
<b>Total:</b>		\$38,700.00	\$38,700.00

**RESOLUTION 2023-36**  
**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 \$347.67 for taxes or other municipal liens assessed for the year 2021 in the name of DOERWANG, MICHAEL T & AMY Las supposed owners, and in said assessment and sale were described as 15 E CHURCH ST, Block 24 Lot 1, which sale was evidenced by Certificate #22-00015 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/11/2024 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 \$1,775.03 which is the amount necessary to redeem Tax Sale Certificate #22-00015.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of January, 2024 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 **\$3,575.03** (This consists of \$1,775.03 Certificate Amount redeemed + \$1,800.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 24 Lot 1 from the tax office records.

**RESOLUTION 2024-37**  
**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 GRASSO, DEBRA J as supposed owners, and in said assessment and sale were described as 11 E STEWART ST, Block 29 Lot 1, which sale was evidenced by Certificate #22-00021 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Borough of Washington, do certify that on 1/11/2024 and before the right to redeem was cut off, as provided by law, U.S. DEPARTMENT OF AGRICULTURE 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 \$2,561.66 which is the amount necessary to redeem Tax Sale Certificate #22-00021.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of January, 2024 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 **\$4,861.66** (This consists of \$2,561.66 Certificate Amount redeemed + \$2,300.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 29 Lot 1 from the tax office records.