

March 2, 2021

The Holland Township Committee met on the above date at the Holland Township Municipal Building, 61 Church Road, Milford, N.J. at 7:00 p.m.

**Roll Call:** when your name is called, please respond with “present”

Mayor Dan Bush  
Deputy Mayor Ray Krov  
Committeeman Robert Thurgarland  
Committeeman Scott Wilhelm via Zoom  
Committeewomen Lisa Mickey via Zoom  
Attorney Matthew Lyons  
Municipal Clerk Cathy Miller

There being a quorum this meeting was called to order by Mayor Bush at 7:05 p.m.

**FLAG SALUTE**

Mr. Bush invited the audience to join the Committee in reciting the “Pledge of Allegiance”.

**OPEN PUBLIC MEETINGS STATEMENT**

Clerk Miller announced publicly at the commencement of this meeting the following statement: Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Township Clerk on **December 10, 2020** by:

1. Posting such notice on the bulletin board at the municipal building and the Holland Township website.
2. Mailing the same to the Hunterdon County Democrat and the Express-Times.

**PUBLIC NOTICE**  
**TOWNSHIP OF HOLLAND**

**NOTICE OF CHANGE OF FORMAT OF REGULAR TOWNSHIP COMMITTEE MEETING AND PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR  
7:00 PM TUESDAY MARCH 2, 2021**

PLEASE TAKE NOTICE.

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING, 61 CHURCH ROAD, TO TELECONFERENCE DUE TO COVID-19 OUTBRESK AND THE STATE OF EMERGENCY DECLARED BY GOVERNOR MURPHY.

IN LIEU OF IN-PERSON ATTENDANCE, THE PUBLIC MAY ATTEND THIS MEETING VIA TELECONFERENCING AND COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.

**Official action to be taken.**

**The Township Committee members, Attorney and Municipal Clerk will be seated at the dais in the Municipal Building**

**Members of the public can:**

- Attend the meeting in person. However, due to social distancing, seating is limited**
- Attend the meeting via Zoom-see below for meeting login details**

All Zoom attendees will enter a waiting room when they first sign in. Once admitted to the meeting, they will be muted. To make a comment during the Public Comment portion of the meeting please use the “raise your hand” function and the host will unmute you for your comment.

Join Zoom Meeting  
<https://zoom.us/j/93449857058?pwd=UkhiaU1kMTRPS1RRcVJHRVJFaXRoQT09>

Meeting ID: 934 4985 7058  
Passcode: 988263  
Dial by your location  
646 558 8656 US (New York)

**The agenda will be posted on the Holland Township website by 4:00 pm Monday March1, 2021.  
[hollandtownshipnj.gov](http://hollandtownshipnj.gov)**

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**APPROVAL OF MINUTES**

Mr. Krov moved and Mr. Thurgarland seconded the motion to approve the minutes of the February 16, 2021 Regular Meeting

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	X			
Scott Wilhelm	X			
Robert Thurgarland	X			
Ray Krov, Deputy Mayor	X			
Dan Bush, Mayor	X			

**APPROVAL OF BILLS AS SUBMITTED**

Mr. Krov moved and Mr. Thurgarland seconded the motion to approve the bills as submitted:

Check#	Vendor	Description	Payment	Check Total
29878	ALLEGRO ENTERPRISES, INC.	Bottled Water for the Township	\$ 90.81	\$ 90.81
29879	Amerigas-Clinton 7510	Propane for Municipal Building	\$ 1,015.98	\$ 1,015.98
29880	AQUA NEW JERSEY	Lawn Irrigation (9078)	\$ 17.15	
		RRCC Pool 8797	\$ 41.25	
		Pool (8796)	\$ 1,335.30	
		910 Milford Warren Glen Rd Seasonal Yard	\$ 16.50	\$ 1,410.20
29881	COUNTY OF HUNTERDON	Health Inspections 4th Qtr 2020	\$ 200.00	\$ 200.00
29882	DEER CARCASS REMOVAL SERVICE, LLC	Deer Carcass Removal	\$ 114.00	\$ 114.00
29883	Direct Energy Business	129 Spring Mills Rd Account 1294415	\$ 6.06	
		Propane	\$ 655.40	\$ 661.46
29884	ELIZABETHTOWN GAS	Meter 01061655 Account 93404665351 RRCC	\$ 686.97	
		Meter 14Y735578 Account 9890459292 910	\$ 185.50	\$ 872.47
29885	International Association of Chief	Annual Dues 01/01/2021 - 12/31/2021	\$ 190.00	\$ 190.00
29886	JERSEY CENTRAL POWER & LIGHT	Account 100 004 272 652 Street Lights 1	\$ 1,239.57	\$ 1,239.57
29887	JERSEY CENTRAL POWER & LIGHT	Account 100 004 272 595 Street Lights M	\$ 20.92	\$ 20.92
29888	JERSEY CENTRAL POWER & LIGHT	Account 100 004 555 932 Case Field 1/20/	\$ 11.55	\$ 11.55
29889	JERSEY CENTRAL POWER & LIGHT	Account 100 004 555 858 Baseball 1/20/2	\$ 165.83	\$ 165.83
29890	JERSEY CENTRAL POWER & LIGHT	Account 100 003 579 271 Library 1/21/21-	\$ 44.34	\$ 44.34
29891	JERSEY CENTRAL POWER & LIGHT	Account 100 105 886 640 914 Milford Warren Glen	\$ 6.00	\$ 6.00
29892	JERSEY CENTRAL POWER & LIGHT	100 029 305 644	\$ 1,076.58	\$ 1,076.58
29893	JOINT MUNICIPAL COURT	final payment for lease	\$ 8,833.33	\$ 8,833.33
29894	KAREN STAVAC	refund	\$ 69.00	\$ 69.00
29895	Kleen & Fresh Company LLC	Sanitizing 2/13/2021	\$ 536.25	
		February 8, 11 & 13	\$ 330.00	
		February 15, 18, 20	\$ 330.00	
		Sanitizing 2/20/2021	\$ 536.25	\$ 1,732.50
29896	Lindabury, McCormick, Estabrook & C	BOA ATT B19 L12 01 services thru 013121	\$ 495.00	
		BOA Misc. general Matters thru 013121	\$ 539.25	\$ 1,034.25
29897	NJ Advance Media	Professional Services PB Sub Legal and P	\$ 115.19	\$ 115.19
29898	Prestige Dry Cleaner LLC	Dry-cleaning	\$ 230.00	\$ 230.00
29899	Promed Office Cleaners LLC	Cleaning EOC	\$ 80.00	\$ 80.00
29900	REGINA BARNA	refund	\$ 50.00	\$ 50.00
29901	Ronald Farr	EC State Forestry Grant Project consultant	\$ 10,000.00	\$ 10,000.00
29902	South State Inc.	Mt Joy Road Project	\$ 106,217.80	
		Mt Joy Road Project-Change Order	\$ 12,740.00	\$ 118,957.80
29903	STAPLES BUSINESS ADVANTAGE	2/10/2021	\$ 77.05	\$ 77.05
29904	TOWNSHIP OF RARITAN	Shared Service Agreement Courts	\$ 6,750.00	\$ 6,750.00
29905	CLEMENS UNIFORM	Shop Towels / Floor Mat service	\$ 21.75	
		Mats for Munic 2/24/21	\$ 39.90	\$ 61.65
29906	Direct Energy Bus	Electric Service 910 Milford	\$ 30.00	
		Acct 1294540 Meter G21049495	\$ 7.24	
		Account 1294536	\$ 307.58	

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	Account 1294539		\$	1,626.96	
	Electric Service 129 Spring		\$	78.57	
	Account 1294535		\$	48.03	\$ 2,098.38
29907	GENERAL CODE, LLC	Supplement #17	\$	941.08	\$ 941.08
29908	GOOD IMPRESSIONS,	2021 Directory Card	\$	109.23	\$ 109.23
29909	Kleen & Fresh Com	February22, 20 & 18	\$	330.00	
		Sanitizing 2/27/2021	\$	341.25	\$ 671.25
29910	NJ Advance Media	9890727	\$	39.55	\$ 39.55
29911	PenTeleData	2/24/21-3/24/21	\$	196.85	\$ 196.85
29912	RICOH USA Inc	Copies RRCC	\$	194.44	\$ 194.44
29913	THERESA VERDI	Cleaning RRCC	\$	440.00	\$ 440.00
29914	Thomas Wright	refund	\$	24.00	\$ 24.00
29915	VERIZON	2/18/21 billing	\$	315.80	\$ 315.80
29916	WB Mason Co Inc.	Lysol Spray	\$	119.90	\$ 119.90
		Total	\$	160,260.96	\$ 160,260.96
	Manual Checks				
3012021	Guardian	March Dental	\$	3,069.72	\$ 3,069.72
3022021	NJ State Health benefits Program	March Retiree	\$	1,974.93	\$ 1,974.93
3032021	NJ State Health benefits Program	March Health Benefits	\$	32,969.77	\$ 32,969.77
		Total Manuals	\$	38,014.42	\$ 38,014.42
		Total	\$	198,275.38	\$ 198,275.38
CURRENT FUND		BUDGET AND APPROPRIATION RESERVES	\$	30,808.16	
GRANT FUND		BUDGET AND APPROPRIATION RESERVES	\$	10,000.00	
GENERAL CAPITAL FUNDS		BUDGET AND APPROPRIATION RESERVES	\$	118,957.80	
ESCROW		ESCROW FUNDS	\$	495.00	
Checks issued 3-2-21					160,260.96
Manual Totals					<u>38,014.42</u>
Total					<u><u>198,275.38</u></u>

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	X			
Scott Wilhelm	X			
Robert Thurgarland	X			
Ray Krov, Deputy Mayor	X			
Dan Bush, Mayor	X			

**OLD BUSINESS FROM TOWNSHIP COMMITTEE**

**-Holland Happenings-**

At the February 16, 2021 meeting the Committee voted to publish only one issue of the Holland Happenings in 2021. But the publisher has offered to pay all costs including postage.

Mr. Thurgarland moved and Ms. Mickey seconded the motion to approve publication of 2 issues of the Holland Happenings in 2021 as follows:

- All postage and mail house fees will be paid by Hometown Press
- The newsletter will be a maximum of 16 pages (7-8 pages for Township information and 7-8 pages for advertising)
- Publications would be mailed out in May and November
- The Hometown Press will need information 6 weeks before mailing

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	X			
Scott Wilhelm	X			
Robert Thurgarland	X			
Ray Krov, Deputy Mayor	X			
Dan Bush, Mayor	X			

**LIAISON REPORTS**

**Mickey**

- Zoning-Land Use Administrator Kozak advises Zoning is very busy.
- Riegel Ridge Community Center-working with Director Neglia for rates on the 2021 Pool season
- Coffee with Committee-Mayor Bush and Ms. Mickey held the first Coffee with the Committee on Saturday February 27, 2021. Three residents attended. Ms. Mickey will handle scheduling for future meetings

**Wilhelm**

- Representatives of the County will be touring the Park House in the spring.

**Thurgarland**

- reviewing IT quotes with QPA, Krov and Mayor. Will work thru
- Will reinvestigate screen on grandstands to catch foul balls from going onto properties on Clarkson Dr.

**Krov**

- Budget will be introduced 3/16/2021

**-Bush**

- Riegel Ridge Rams and Del Val Junior Terriers have joined together to form DVRR Jr Terriers. There is a second organization in the planning stage. Use of field forms will be sent to both. Contract for use of field will be awarded in April
- RRCC won Historic Preservation Award

**NEW BUSINESS FROM TOWNSHIP COMMITTEE**

**-Accepting the 2020 Holland Township Board of Adjustment Report on Variance Applications**  
Mr. Thurgarland moved and Ms. Mickey seconded the motion to accept the Report on Variance Applications – 2020 Holland Township Board of Adjustment

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

**-RESOLUTION-** Subordination of a Mortgage

Mr. Wilhelm moved and Mr. Thurgarland seconded the motion to adopt the following Resolution:

**RESOLUTION**

Resolution Authorizing the Subordination of a Mortgage Between  
the Township of Holland to Madeline Lozowski

**WHEREAS**, on or about February 13, 2013, Madeline Lozowski (Borrower) made a mortgage to the Township of Holland for property located at Block 1.01, Lot 5 and known as 2110 Milford-Warren Glen Road, Bloomsbury, New Jersey 08804-2033, said mortgage being filed the Hunterdon County Clerk’s Office on September 10, 2013 in Mortgage Book 3790 at Page 76 which mortgage was second and subordinate to a First Mortgage between Borrower and her mortgage lender; and,

**WHEREAS**, such Mortgage between Borrower and the Township was amended by a Mortgage dated October 22, 2013 and recorded in the Hunterdon County Clerk’s Office on December 5, 2013 in Mortgage Book 3806 at Page 125; and

**WHEREAS**, in or about October 2020, Borrower sought to refinance her First Mortgage with Bank of America and requested that the mortgage held by the Township be subordinated to the refinanced mortgage; and

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**WHEREAS**, the Township Committee adopted Resolution 2020-10-06 on October 6, 2020 authorizing such transaction and recorded such Resolution with the Clerk of the County of Hunterdon; and

**WHEREAS**, however, Borrower was unable to finalize the refinance with Bank of America; and

**WHEREAS**, Borrower seeks to refinance her First Mortgage, and a condition of her refinance is that the mortgage (as amended) held by the Township of Holland be subordinated to the new refinanced mortgage with Riegel Federal Credit Union and become the second priority mortgage; and,

**WHEREAS**, the governing body of the Township of Holland have reviewed the proposed form of Mortgage Subordination Agreement and has determined that it may be executed without detriment to the Township of Holland and herein authorize the appropriate individuals to execute the Mortgage Subordination Agreement in the form annexed to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Holland, County of Hunterdon in the state of New Jersey that the Mayor and Municipal Clerk are authorized on behalf of the Township of Holland to execute the approved Subordination of Mortgage Agreement in the form annexed hereto; and,

**BE IT FURTHER RESOLVED**, that a signed copy of the Mortgage Subordination Agreement shall be placed in any file that the Township maintains regarding this matter; and

**BE IT FURTHER RESOLVED** that the Township Attorney is authorized to transmit the signed Mortgage Subordination Agreement to Borrower and Riegel Federal Credit Union or its representatives.

**BE IT FURTHER RESOLVED**, Township Committee Resolution 2020-10-06 is hereby rescinded.

**BE IT FURTHER RESOLVED**, the Municipal Clerk is authorized to file the fully executed Subordination Agreement with the Clerk of the County of Hunterdon.

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

**-RESOLUTION-Temporary Budget Update**

Mr. Krov moved and Mr. Thurgarland seconded the motion to adopt the following Resolution:

**RESOLUTION**  
Temporary Emergency Budget #2

**WHEREAS**, an emergent condition has arisen in that the Township is expected to expend funds, enter in contracts, commitments or payments prior to the 2021 budget adoption for the aforesaid purposes, and

And no adequate provision has been made in the 2021 temporary budget for the aforesaid purposes, and

**WHEREAS**, N.J.S. 40A:4-20 provides for the creation of an emergency temporary resolution for said purpose, and

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2021 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$243,000.00.

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**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Holland, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of \$ 243,000.00 as follows:

01-201-20-120-010	Municipal Clerk S/W	\$10,000.00
01-201-20-130-010	Finance S/W	\$5,000.00
01-201-20-130-200	Finance O/E	\$15,000.00
01-201-21-180-010	Planning Board S/W	\$3,000.00
01-201-23-220-200	Employee Group Insurance O/E	\$35,000.00
01-201-20-140-200	Communications O/E	\$25,000.00
01-201-25-240-010	Police S/W	\$50,000.00
01-201-26-290-010	Public Works S/W	\$40,000.00
01-201-26-310-200	Buildings & Grounds O/E	\$50,000.00
01-201-31-460-200	Gasoline & Diesel O/E	\$5,000.00
01-201-32-465-200	DCRP O/E	\$5,000.00

2. Said emergency temporary appropriation will be provided for in the 2021 budget

3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

**-RESOLUTION**-Submission of Tonnage Report

Mr. Krov moved and Mr. Thurgarland seconded the motion to adopt the following Resolution:

**RESOLUTION**

Authorization to Submit 2020 Tonnage Report and Grant Application

**WHEREAS**, the Mandatory Source Separation and Recycling Act, P.L.1987, c.102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

**WHEREAS**, The New Jersey Department of Environmental Protection has promulgated recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a Resolution authorizing this municipality to apply for the **2020 Recycling Tonnage Grant** will memorialize the commitment of this municipality to recycling and to indicate the assent of The Holland Township Committee to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such a Resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

**NOW THEREFORE BE IT RESOLVED** by the Holland Township Committee, Township of Holland, County of Hunterdon in the State of New Jersey that they hereby endorse the submission of the **2020** Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and designates Certified Recycling Coordinator, Rebecca Lunger (Manager of Hunterdon County Division of Solid Waste/Recycling) to ensure that the application is properly filed; and

**BE IT FURTHER RESOLVED** that the monies received from the Recycling Tonnage Grant be deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

**-RESOLUTION-Hiring Recycling employee**

Mr. Krov moved and Mr. Thurgarland seconded the motion to adopt the following Resolution:

**RESOLUTION**  
Hiring Alec Armenti

**WHEREAS**, the Township Committee of the Township of Holland is in need of part time Recycling Center help, and

**WHEREAS**, according to the Chief Financial Officer, there are sufficient funds available in the General Operations Municipal budget to pay for this employee, and

**WHEREAS**, this employee will be hired as a part time “at will” employee with a six months initial probationary period, starting as of the date of hire; and

**WHEREAS**, this employee will report directly to the Certified Recycling Coordinator, and

**WHEREAS**, a current copy of the Holland Township Employee Handbook will be made available to this employee for review and will be required to comply with all policies in the handbook, and

**WHEREAS**, this employee will be required to attend and pass all required safety training; and

**WHEREAS**, this employee will be required to submit to a background check required for this position and that until results of the background check have been received, this employee will be supervised by a current Recycling Center employee, and

**WHEREAS**, a background check with favorable results has been received.

**NOW, THEREFORE, BE IT RESOLVED**, by the Holland Township Committee, Township of Holland, County of Hunterdon in the State of New Jersey, that Alec Armenti will be hired as part time Recycling Center Help at a **2021 salary of \$12.00 per hour**, per adopted Salary Resolution, effective upon on receipt of all paperwork required by the Township Officials.

Roll Call Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

**BUSINESS FROM TOWNSHIP ATTORNEY**

- GENON property-were expecting the Environmental Assessment by end of month which will allow for closing.

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**MEETING OPEN TO PUBLIC**-(speakers will be limited to 3 minutes)

-Mike Keady-Thanked Mr. Thurgarland for negotiating two free copies of the Holland Happening in 2021

-Tonnage Report-copies will be needed for Green Team Report. Mr. Krov will forward copies Mr. Keady and Land Use Administrator Kozak when they it is completed.

**ADJOURN**

Mr. Thurgarland moved and Mr. Krov seconded the motion to adjourn at 7:28 p.m.

Voice Vote	Ayes	Nays	Abstain	Absent
Lisa Mickey	x			
Scott Wilhelm	x			
Robert Thurgarland	x			
Ray Krov, Deputy Mayor	x			
Dan Bush, Mayor	x			

Respectfully submitted,

Approved by,

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Catherine M. Miller  
Municipal Clerk

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Dan Bush, Mayor  
Krov, Deputy Mayor