



Township of Holland
IN
HUNTERDON COUNTY

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Draft Agenda-Business to the extent known

HOLLAND TOWNSHIP COMMITTEE
REGULAR MEETING AGENDA
July 1, 2014

MEETING CALLED TO ORDER BY

If you haven't already done so, please turn off or silence all electronic equipment

FLAG SALUTE

"At this time, I would like to invite the audience to join the Committee in reciting the Pledge of Allegiance"

CLERK READS OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was given pursuant to the open public meeting act, by the Township Clerk on **December 19, 2013** by:

- 1) posting such notice on the bulletin board at the municipal building and on the Holland Twp website
- 2) mailing the same to the Hunterdon County Democrat and the Express-Times.

APPROVAL OF MINUTES OF THE: June 17, 2014 Regular Meeting and Executive Session

APPROVAL OF BILLS AS SUBMITTED

BID AWARD

-Bellis Road-
Bid opening at 10:00 am on July 1, 2014

OLD BUSINESS FROM TOWNSHIP COMMITTEE

-ORDINANCE 2014-8-Public Hearing/Final Adoption-Wireless Communications tower behind the Credit Union

ORDINANCE 2014-8

**AN ORDINANCE AUTHORIZING THE LEASE AND MANAGEMENT
OF A WIRELESS COMMUNICATIONS TOWER SITE ON REAL PROPERTY KNOWN AS
BLOCK 24, LOT 2.04, OWNED BY THE TOWNSHIP OF HOLLAND**

WHEREAS, this Township is the owner of real property in this Township known as Block 24, Lot.204, which has frontage on County Route 519; and

WHEREAS, the Township does not presently need all of said Block 24, Lot 2.04 ("Property") and wishes to lease a portion thereof ("Tower Site", described below) to the highest bidder for certain similar communications services facilities; and

WHEREAS, a portion of the Property is already subject to an electricity transmission line easement held by Public Service Electric and Gas Company, in which easement there is presently a tower, known as PSE&G Tower 2/4 5016 (“PSE&G Tower”), used in supporting electricity transmission lines; and

WHEREAS, the Township wishes to lease the Tower Site, which is generally located at the base of such PSE&G Tower, together with non-exclusive leased easements for access to such Tower Site, to the highest bidder by submission of sealed bids; and

WHEREAS, the Township believes its Property is suitable for use as a communications tower site and that such use will not interfere with the Township’s other uses of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Holland, in the County of Hunterdon, New Jersey, that a lease of approximately 420 square feet of land generally at the base of said PSE&G Tower, and the aforesaid access easements, is authorized upon the following terms and conditions:

1. The term of the lease shall be for an initial term of 5 years, with provisions for renewals for 5 additional, successive, terms of 5 years each.
2. The minimum rental for the first year of the initial 5 year term shall be \$1250 per month. Such rent shall be increased annually thereafter (over the monthly rental for the first year successfully bid), during both the initial and any renewal term of such lease, by an amount equal to 3% of the prior year’s rent.
3. The lease shall contain such additional terms and conditions as are contained in a form of Site Agreement, reviewed by this Township Committee (a copy of which is now on file in the Township Clerk’s Office), together with such alterations and additions thereto (but not altering the terms set forth immediately above in paragraphs 1. and 2.), including recognition of any conditions contained in a resolution of the Planning Board of this Township granting site plan approval to the development contemplated by the lease, as are agreed to by this Township Committee and contained in a resolution of this Township Committee, subsequently adopted.
4. The aforesaid lease shall be awarded to the highest bidder, based on the amount of the monthly rental bid for the first year of the initial term of the lease; which bid amount shall not be less than \$1250 per month. The Township shall reserve the right to reject all bids.
5. Bidding shall be by sealed bids submitted to the Township Clerk. A successful bidder shall be required to obtain final site plan approval, at such bidder’s expense, as required by Chapter 100 of the Code of the Township of Holland. Execution of the Site Agreement and commencement of the lease shall be contingent upon the successful bidder obtaining such final site plan approval and agreeing (in terms

added to the Site Agreement or in a separate written agreement executed by the successful bidder and the Township) to fulfill all conditions of such site plan approval applicable to the lessee. The successful bidder shall also be required, at its expense, to obtain all other applicable permits, approvals and licenses, applicable to constructing and maintaining the facilities contemplated at the Tower Site.

6. The bid documents, which shall also set forth the date and time at which sealed bids will be received and opened and shall also include the form of Site Agreement as revised but not yet containing any conditions of site plan approval, shall be approved by subsequent resolution of this Township Committee adopted after the within ordinance is in full force and effect.
7. The Township Clerk, and other appropriate officials of this Township, are authorized to prepare the aforesaid bid documents and, following their adoption, to advertise the bidding of this lease as required by NJSA 40A:12-14.
8. The lease shall not commence until after the acceptance of a bid by the Township Committee and after the successful bidder has obtained final site plan approval, a memorializing resolution of the Township Planning Board as to such approval has been adopted and notice of such Planning Board approval has been published as required by NJSA 40:55D-10 I, and a site agreement, in a form approved by subsequent resolution of this Township Committee, and containing additional terms recognizing any conditions of said final site plan approval has been executed.

BE IT FURTHER ORDAINED by this Township Committee that this ordinance shall take effect immediately upon publication following final passage hereof.

LIAISON REPORTS

NEW BUSINESS FROM TOWNSHIP COMMITTEE

-Memo from Detective Sean Gutsick-Route 627 address numbering issue and possible solutions

-Approval-to enter into a Cooperative Purchasing Agreement for Snow and Ice Control Materials with the County Department of Roads for the 2014-2015 Winter Season.

-RESOLUTION-Salaries

BUSINESS FROM TOWNSHIP ATTORNEY

MEETING OPEN TO PUBLIC

EXECUTIVE SESSION-

ADJOURN at _____