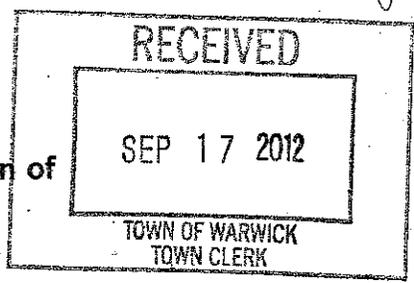


MS
TB
JB

J

TOWNSHIP OF VERNON

**Land Use Board Public Hearing on Reexamination of
Municipal Master Plan and Adoption of
Highlands Element of the Vernon Master Plan**



TAKE NOTICE that on Wednesday, September 26, 2012 at 7:00 PM in the Council Chambers of the Vernon Township Municipal Building, 21 Church Street, Vernon, New Jersey, a public hearing will be held before the Land Use Board for reexamination of the Municipal Master Plan and adoption of a Highlands Element of the Vernon Township Master Plan.

Any interested party may appear at the hearings and participate in accordance with the rules of the Land Use Board. Formal action of adoption by the Land Use Board may occur on the hearing date. Copies of the Master Plan Reexamination Report and Highlands Element of the Master Plan are on file in the Planning and Community Development Department and are available for inspection during normal business hours.

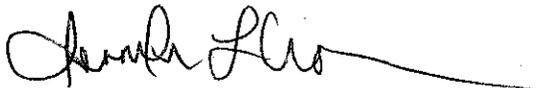
Kimberley Decker, Planning & Zoning Secretary
Township of Vernon Land Use Board
Municipal Building
21 Church Street
Vernon, New Jersey 07462

TOWN OF WARWICK DIAL-A-BUS
132 KINGS HIGHWAY
WARWICK, NY 10990
845-986-4174

September 13, 2012

Mr. Sweeton,

I am due for my annual Article 19A examiners recertification to keep my examiners license updated. I have attached a copy of the registration. I would like permission from the Town Board to attend this class on November 15, 2012 in Harriman, NY. The only cost is the class fee is \$99.00 since it is close to where I live and wont need to travel. The money is in our training budget line. Thank you,


Jennifer L. Crover
Transportation Supervisor

RECEIVED

SEP 21 2012

TOWN OF WARWICK
TOWN CLERK



ONE COMPANY
Many Solutions™

Memorandum

To:	Michael Sweeton, Supervisor		
From:	Laura A. Barca, P.E.	Project:	Mendrzycki Erosion Control Bond
cc:	Connie Sardo		
Date:	August 08, 2012	Job No.	27-1-72.16

As a Condition of Final Approval of the Mendrzycki Site Plan at 8 Rita Marie Lane, an Erosion Control Bond in the amount of \$5,600 was required because stabilization of the disturbed soils was not able to be achieved prior to the Planning Board Chairman signing the plans (due to cold weather condition). Mr. Mendrzycki posted this bond with check # 3228 and dated December 29, 2011. The Erosion Control Bond was formally accepted by the Town on January 06, 2012.

The requirement for the release of this bond is that the disturbed area must have achieved at least 80% stabilization of the area of disturbance; this is a NYSDEC requirement. At a site inspection on August 08, 2012, I determined that this property has achieved the minimum 80% stabilization required to release the bond.

At this time, I recommend that release of \$5,600; the entire amount of the Erosion Control Bond.

Allen B. Clarkson
42 Fox Hill Road
Warwick, NY 10990
k12allen@optonline.net / 845-544-1479 / 917-488-1077

J
YCC
DBD
ma
Blig
Dg

RECEIVED
SEP 10 2012
TOWN OF WARWICK
SUPERVISOR'S OFFICE

Friday, September 07, 2012
Re: Request for road name change

Town Board, Town of Warwick
132 Kings, Highway
Warwick, NY 10990

Dear Board Members,

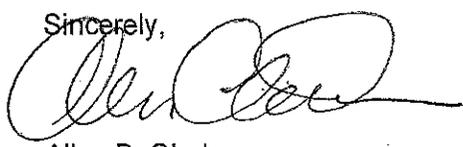
Fox Hill Park Homes Association requests the section of our roads running from Hambletonian Road to the cul-de-sac be renamed Kays Way; current names for this section are Fox Hill Parkway and Fox Hill Road. We request the balance of our roads running from East Ridge Road to the intersection with the section we request be named Kays Way to remain named Fox Hill Road.

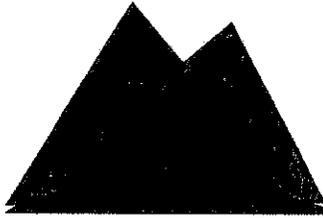
This request is supported by a unanimous vote at the Association meeting of September 5, 2012 when 10 of our 13 Members were represented. Our bylaws define a Member as the owner or owners of a property within Fox Hill Park; for properties with multiple owners, Member votes are cast by owners present at meetings.

- Present at the meeting and voting to approve the name change:
- Dennis A Swanson (representing Member Dennis A Swanson & Pamela A Swanson) 143 East Ridge Road (23-1-33.1)
 - Nancy Anne F Humes, (representing Member Michael T Humes & Nancy Anne F Humes) 3 Fox Hill Road (23-1-34)
 - Fred W Klepper, (representing Member Fred W Klepper & Mary Ann M Klepper) 9 Fox Hill Road (23-1-36.1)
 - Barbara Cirigliano (Member) 17 Fox Hill Road (23-1-38)
 - Joseph Gottlieb (Member) 35 Fox Hill Road (23-1-49)
 - Victor Sarmiento (representing Member Victor Sarmiento & Susan Lovegreen) 48 Fox Hill Road (23-1-40.1)
 - Allen Clarkson & Ute Frevert Clarkson (Member) 42 Fox Hill Road (23-1-48)
 - Bruce W Mason (Member) 36 Fox Hill Road (23-1-46)
 - Michael Littier (Member) 252 Hambletonian Road (23-1-44)

- Members directly affected by the name change:
- Joseph Gottlieb - voted to approve
 - Victor Sarmiento - voted to approve
 - Allen & Ute Clarkson - voted to approve
 - Bruce Mason - voted to approve
 - Sabina Finnegan (Member) 25 Fox Hill Road (23-1-43.2) - absent from the meeting, but agreed to name change by email
 - Christina Topaloglou (Member), 39 Fox Hill Road (23-1-50.1) - absent from the meeting, but agreed to name change by email

also Cirigliano & Littier
Thank you for considering our request.

Sincerely,

Allen B. Clarkson
President, Fox Hill Park Homes Association



HILL-N-DALE ABSTRACTERS, INC.

Where Accuracy is the Best Policy

as agent for:

Westcor Land Title Insurance Company

September 11, 2012

John Bollenbach, Esq.
757 Seward Highway
Florida, NY 10921

Re: Title Number HN 46278
Premises 205 Cascade Road, Warwick
County Orange
Parties Douglas Itjen and Dawn Itjen to Town of Warwick

Dear Mr. Bollenbach:

In reference to the above, enclosed please find Original Final Policy of Fee Title Insurance. Upon your review would you please forward this policy to your client(s).

It has been a pleasure to have been of service to you.

Very truly yours,

John M. Wood

JMW:jae

CASCADE ROAD
DEDICATION STRIP
JRB
9-19-12

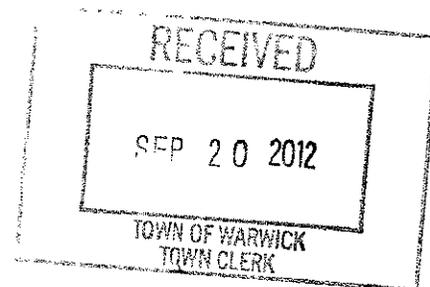
LAW OFFICES
ALBERT A. NATOLI, P.C.

THE WOOLWORTH BUILDING • 233 BROADWAY, SUITE 810 • NEW YORK, NY 10279-0815
TELEPHONE: (212) 619-8087 • FACSIMILE: (877) 770-8087

September 20, 2012

By First Class Mail & E-Mail

Mr. Michael Sweeton
Town Supervisor
Town of Warwick
132 Kings Highway
Warwick, NY 10990



RE: United Water South County Sewer Rate Increase
Town Board Resolution Approving Rates, August 17, 2012

Dear Supervisor Sweeton:

Thank you for making some modifications to the Town Board resolution approving the rates for United Water South County Sewer ("United"). As you recall, in my letter of August 6, 2012, and during our telephone conversations, significant issues with the Town Board's resolution of July 19, 2012, were identified. The revised Resolution corrects some of those issues. However, this letter is to clarify that United and the Town did not reach an agreement with respect to all of the items in the revised resolution.

Whereas clause #8 still incorrectly claims that United made improvements to its wastewater system without compliance to Transportation Corporations Law ("TCL"), Section 118. All of the improvements implemented by United comply with TCL Section 118.

In paragraph 2 of the Town determinations, the Town directs the Company to file accurate financial statements with it by March 15 of each calendar year. The TCL does not contain any provision that allows a town to unilaterally direct a sewage-works corporation to make continued filings or face a penalty for its failure to comply. Agreement between the Town and the Company is the essence of the rate setting provisions of the Transportation Corporations Law. The Company agrees to file financial data but does not agree to any penalty that may be assessed for a failure to comply.

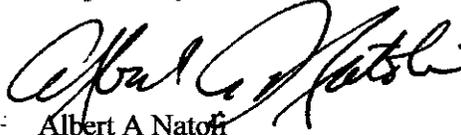
In paragraph 3 of the Town's determinations, the Town instructs United to comply with TCL § 118. The Company has always complied with TCL § 118, and there is nothing in that section of the statute or any other part of the statute that requires the Company, after the initial construction of the system, to advise the Town of capital improvements either before or after they are made. The Company intends to provide to the Town its capital budget on an annual basis and discuss with the Town any questions it may have regarding the necessity or efficiency of planned improvements. United does not agree to abide by a Town objection or suggested

modification, nor does United agree to any penalty for a failure to file or comply with a Town suggestion or determination.

Both United and the Town seek to have the residents within the township provided with safe and adequate service. Recognizing this common goal, United looks forward to a continued cooperative relationship with the Town of Warwick.

This letter is an integral part of the rate filing and should be included in the Town's records regarding the application. In order to facilitate its inclusion, a copy of this letter is being submitted herewith to the Town Clerk.

Respectfully submitted,



Albert A Natofi

On Behalf of United Water South County Sewer

AAN:khn

CC: Ms. Marjorie Quackenbush (By First Class Mail & E-Mail)
Donald Nichol, Esq. (by 1st Class Mail & E-Mail)
Mr. Michael Pointing (by E-Mail)
Mr. Tim Michaelson (by E-Mail)

Law Office

IRA M. EMANUEL, P.C.

4 Laurel Road, New City, NY 10956-0629

Tel: 845.634.4141 Fax: 845.634.9312

E-mail: Info@EmanuelLaw.com

Counsel to:
Freeman, Loftus & Manley

RECEIVED

JUN 02 2010

TOWN OF WARWICK

June 2, 2010

Town of Warwick Planning Board
132 Kings Highway
Warwick, NY 10990
Att: Connie
Fax: 987-9644 (6 pages)

Re: Fusco Subdivision

Dear Chairman Astorino and Board Members:

Enclosed please find a proposed marketing plan for the affordable home for the Fusco Subdivision. The affordable home will be built on lot 5 of the subdivision.

This marketing plan is based on that which was approved for the Foxwoods Subdivision, with changes necessary to conform to the Fusco proposal and to current provisions of the Zoning Code.

Please consider this plan as part of the application for final subdivision approval.

Very truly yours,


Ira M. Emanuel

IME:i
Encl.

cc: Client
David Higgins, P.E.

on 6/7/10 - copy to PB + Professionals at W.S. @
on 6/2/10 @ 3:36pm - e-mail to PB + Professionals, Laura, etc + copy to JDB + Mike S. @

Fusco Subdivision Marketing Plan Offered for Sale by Normajean Fusco

In order to provide a choice of housing opportunities for a variety of income groups within the Town of Warwick, in accordance with the purposes of the Town of Warwick Zoning Ordinance and the policies of the Comprehensive Plan, the Planning Board and Town Board of the Town of Warwick must approve a marketing plan for the sale of an affordable unit approved by Special Use Permit and Subdivision Approval. This marketing plan is intended to conform to the requirements of section 164-46J(100) of the Town of Warwick Code, as amended as of the date hereof, and is issued pursuant to the authority contained therein.

Number of affordable units. The Town of Warwick Subdivision Ordinance provides that subdivisions of land into 10 or more lots for single-family dwellings are required to include 10 percent of the total number of dwelling units within the subdivision as affordable housing units. In the case of the Fusco Subdivision one lot shall be offered for sale as an affordable lot.

Siting of affordable unit. All affordable units constructed or rehabilitated under the Town Zoning Ordinance shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units. The affordable lot in the Fusco Subdivision shall be lot number 5 as shown on the subdivision map.

Minimum design and construction standards for affordable units. The requirement for affordable housing unit shall be established by construction of a new dwelling on lot number 5. Affordable housing units within market-rate developments shall be integrated with the rest of the development and shall be compatible in both interior and exterior design, appearance, construction and quality of materials with other units.

Local preference. First preference for affordable housing units shall be given to existing residents of the Town of Warwick, second preference to residents of other towns but who work as municipal or school district employees in the Town of Warwick, third preference to other residents of Orange County, and fourth preference to all others as permitted by law. Proof of residency, such as a driver's license or voter registration card, will be accepted to determine residency. The purchaser shall be selected by a lottery in order of preference. The Town of Warwick Tax Assessor's Office shall qualify applicants and the Town Clerk's office shall administer the lottery. The purchaser shall be required to sign a non-binding purchase offer and shall remit a \$1,000.00 binder deposit made payable to Ira M. Emanuel, P.C., the attorney for the applicant, which shall be held in escrow and applied toward the down payment. The Purchaser must enter into a contract of sale within 21 days or the home will be offered to the next eligible applicant.

Marketing plan for affordable units. The Fusco subdivision (including the affordable home) will be advertised for sale through the Hudson Valley Multiple Listing Service. In addition, the subdivision (including the affordable home) will be advertised in the local newspapers. Letters will be sent to the Town Supervisor, the Village Mayors of the Villages of Warwick, Greenwood Lake and Florida with instructions to disseminate the availability of the affordable home to municipal employees including the police department. Letters will also be sent to the Superintendent of the Warwick, Florida and Greenwood Lake School Districts with instructions to disseminate the availability of the home to school district employees. Letters will be sent to Warwick, Florida and Greenwood Lake Fire Commissioners and Ambulance Corps with instructions to disseminate the availability of the home to its members.

Maximum incomes and selling prices:

Initial sale. The initial sale price of the affordable home shall be at a price requiring a monthly payment not exceeding 30% of the gross household income of households at or below 80% of the Orange County median income as reported by the U.S. Department of Housing and Urban Development. The maximum monthly payment shall be computed by utilizing prevailing FHA mortgage terms without other government assistance. To ensure that only eligible households purchase affordable housing units, the purchaser of an affordable unit shall be required to submit copies of the last three years' federal and state income tax returns and to certify, in writing and prior to transfer of title, to the Town of Warwick Tax Assessor's Office and the developer of the housing units or his/her agent, and within 30 days following transfer of title, to the local housing trust, community development corporation, housing authority or other agency as established by the Town, that his/her or their family's annual income level does not exceed the maximum level as established by the Town of Warwick, and as may be revised from time to time.

Restrictions On Occupancy. In order to fulfill the intent of this program, the dwelling is to be occupied by the purchaser as his/her primary residence. In the event the premises are to be rented, the monthly rent of the affordable home shall be at an amount requiring a monthly payment not exceeding 30% of the gross household income of households at or below 80% of the Orange County median income as reported by the U.S. Department of Housing and Urban Development.

Restrictions on resale. In order to preserve affordability, the affordable unit to be sold within the subdivision shall have limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through a deed restriction

on the property and shall be in force for a period of 40 years. All deeds of affordable housing units shall contain references to the restrictions on resale enumerated herein, and such restrictions shall be placed on the subdivision plat as a condition of approval. In order to ensure compliance, all deeds will be executed by the Town of Warwick. The Building Inspector shall not issue a certificate of occupancy for any affordable unit until the deed restriction is recorded.

Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall include the initial discount rate between the sale price and the unit's appraised value at the time of resale: This percentage shall be recorded as part of the deed restriction on the property noted above. For example, if a unit appraised for \$100,000 is sold for \$75,000 as a result of this chapter, it has sold for 75 percent of its appraised value. If, later, the appraised value of the unit at the time of proposed resale is \$150,000, the unit may be sold for no more than \$112,500, 75% of the appraised value of \$150,000.

Subsequent Purchasers. Any subsequent purchaser shall comply with income eligibility requirements of section 164-46.J(100) of the Town of Warwick Code, as amended, and purchaser's income will be verified by the Town Assessor's Office prior to closing.

Purchaser Selection Process. A lottery will be conducted by the Town Clerk's office from pools of qualified applicants. Pools of prospective eligible purchasers will be established the following qualifying criteria, pursuant to section 164-46J(100)(f) of the Town of Warwick Code:

Pool 1 will be comprised of any qualified purchaser who is a then-current Town of Warwick resident.

Pool 2 will be comprised of qualified purchasers not residing in the Town of Warwick who are municipal or school district employees in Warwick.

Pool 3 will be comprised of qualified purchasers residing in the County of Orange who do not then reside in the Town of Warwick and who are not municipal or school district employees in Warwick.

Pool 4 will be comprised of all other qualified purchasers.

One qualified purchaser from Pool 1 will be selected by lottery and will sign a nonbinding purchase offer, with \$1000 binder deposit, signifying his or her intent to proceed. In the event a contract is not signed within 21 days, a new lottery drawing from Pool 1 will be made by the Town Clerk's office. This process will continue until a *bona fide* purchaser is obtained and a contract is signed. If Pool 1 is exhausted, the process will continue to Pool 2, then to Pool 3, and then to Pool 4 until a qualified purchaser is obtained and a contract is signed.

Dated: June 1, 2010