

WALPACK MAYOR AND COMMITTEE AGENDA
August 26, 2025

Opening Statement: Mayor Maglio shall state, "This remote meeting is being held in compliance with the Open Public Meeting Act, having been duly advertised."

NOTE: The system, employed by the Township of Walpack for conducting its remote public meeting affords the public the opportunity to both listen to, and participate in, the meeting by means of a simple dial-in procedure which has been made known to the public via an announcement on the Township website since the first remote meeting was announced.

Roll Call:

Approval of Minutes:

Mayor Maglio will request a Motion to approve the June 24, 2025 minutes.

Resolutions:

Resolution R-30-25. A Resolution approving bills and vouchers for payment. Bills list attached.

Discussion:

Posting of Certificates of Registration (4)

Zoning and Ordinance Inquiry regarding Solar and Wind energy

School house restoration updates

Mayor Maglio will open the floor for Public Comment:

Adjournment:

Mayor Maglio will request a Motion to adjourn the meeting.

WALPACK MAYOR AND COMMITTEE
MINUTES
June 24, 2025

Opening Statement: Mayor Maglio stated, "This remote meeting is being held in compliance with the Open Public Meeting Act, having been duly advertised."

NOTE: The system employed by the Township of Walpack for conducting its remote public meeting affords the public the opportunity to both listen to, and participate in, the meeting by means of a simple dial-in process which has been made known to the public via an announcement on the Township website since the first remote meeting was announced.

Roll Call: Mayor Victor Maglio, Deputy Mayor Ken Bechtold, Committeeman James Heigis, MCFO Ashley Kannaley, Clerk Christine M. Von Oesen

Approval of Minutes:

Mayor Maglio requested a Motion to approve the April 29, 2025 Mayor and Committee meeting minutes. Motion by Committeeman Heigis. Second by Deputy Mayor Bechtold. All in Favor.

Resolutions:

Resolution R-27-25. Mayor Maglio requested a Motion to approve R-27-25, A resolution of the Township of Walpack adopting the 2025 Sussex County Hazard Mitigation Plan. Motion by Committeeman Heigis. Second by Deputy Mayor Bechtold. All in Favor.

Resolution R-28-25. Mayor Maglio requested a Motion to approve R-28-25, A resolution renewing Liquor License for the 2025-26 Licensing Term. Motion by Deputy Mayor Bechtold. Second by Mayor Maglio. Committeeman Heigis does not vote. Resolution passed.

Resolution R-29-25. Mayor Maglio requested a Motion to approve R-29-25, A resolution approving bills and vouchers for payment. Bills list attached. Motion by Committeeman Heigis. Second by Deputy Mayor Bechtold. All in Favor.

Mayor Maglio opened the floor for Public Comment:

Walpack Historical Society President Don Stead spoke regarding the schoolhouse roof. He stated that the tarp bought time. WHS members have spent over 100 hours researching options on how to fix the roof. Only small business roofers have responded. Due to government regulations, special licensing is required for this project, and this disqualifies many contractors. Slate roof estimates vary from \$66,000 to \$83, 000, with an additional \$12,000 to \$15,000 for the bell cupola. Mr. Stead requested information regarding township

resources. Mr. Stead added that new deck plywood underlayment is needed. Mayor Maglio thanked the Walpack Historical Society for their efforts to gather information. Mr. Stead asked about prevailing wage law and if it must be bid out over \$44,000. He asked if this could be competed in phases, and MCFO Kannaley replied that it could not. Clerk Von Oesen asked if there is a potential for a variance. CMFO relied that she will reach out to Attorney Keinz. One contractor tried to call the State, but found that all communication had to be online, which he was not able to do.

Regarding prevailing wage, CMFO Kannaley informed that it is set by the government, and is higher than what local contractors pay. Public bids are required if the project is over \$44,000, also advertising, publicly opened bids, etc. Anything over \$6,600 is over the quote threshold.

Bill Schwab asked if a meeting could be held with MCFO Kannaley and Attorney Keinz, to work on solutions for working under the government rules and regulations.

Mayor Maglio suggested that Attorney Keinz be asked about such a meeting. Mayor Maglio stated that the range to fix the roof is \$60,000 to \$83,000, plus the cost for the cupola bell tower, and according to contractors, the bell tower should be done first.

Mayor Maglio stated that we, as the Township, have to find a way to pay for the roof, and that suggestions and efforts by the WHS continue to be appreciated. It is a large sum of money.

Deputy Mayor Bechtold would like a meeting between the Walpack Mayor and Committee and the Walpack Historical Society to figure a way forward.

Mr. Schwab asked if Walpack has reserves to cover this project. Mayor Maglio responded that there are reserves, but not enough to cover the cost of this project. He would like to ask Attorney Keinz to confirm where we stand and what options we have. We need to know our options and know if there is flexibility. We need this information in order to frame further discussions.

CMFO Kannaley advised that this will be a multi year process. Walpack has a reserve, but will also need to use future money. Borrowing is not an option for Walpack.

Mayor Maglio added that the roof repair cost may fall entirely on the township, not the Walpack Historical Society. However, this does not preclude WHS from using the building in the future.

Mr. Schwab asked about grants. CMFO Kannalry said she would talk to Attorney Keinz the following day.

Mr. Schwab asked, if the WHS contracted the job, and was then reimbursed by the township, could the government regulations be avoided. If so, said Deputy Mayor Bechtold, the WHS could pursue fundraising and grants.

Mr. Stead noticed on the Walpack website that Walpack Township Committeewoman and Walpack Historical Society member Jen Wycalek, before she passed, served as the liaison between the Walpack Township Committee and the Walpack Historical Society. Mr. Stieh asked if a WHS member could fill that position. Deputy Mayor Bechtold suggested that he could fill that position.

Mr. Stead asked if the 2025 budget and the 2024 audit can be placed on the website. CMFO Kannaley advised that the 2024 audit is not yet available.

Mr. Stead requested to hear the content of the meeting between CMFO Kannaley and Attorney Kienz. CMFO Kannaley advised that the content of the meeting will first be shared with Mayor Maglio.

Mayor Maglio thanked the Walpack Historical Society for all their work.

Hearing no further comment, Mayor Maglio closed the floor to Public Comment.

Discussion:

Deputy Mayor Bechtold advised that the person who purchased the last two burial plots in the Walpack Cemetery has had them for quite some time, adding that the grass is in need of mowing. The Cemetery association pays for the mowing of the grass.

Mayor Maglio spoke about the Main Street Bridge. Mayor Maglio spoke with Congressman Kean. Not much has changed. Things are not moving. Congressman Kean advised that the Federal Highway Association is the responsible party.

Deputy Mayor Bechtold asked if there was any progress regarding the unpaid taxes. Mayor Maglio replied that about half of those taxes remain outstanding.

Hearing no further discussion, Mayor Maglio requested a Motion to adjourn. Motion by Committeeman Heigis. Second by Deputy Mayor Bechtold. All in Favor.

Respectfully submitted,

Christine M. Von Oesen, RMC
Clerk
Walpack Township

TOWNSHIP OF WALPACK

RESOLUTION #R-30-25

RESOLUTION APPROVING BILLS AND VOUCHERS FOR PAYMENT

BE IT RESOLVED by the Township Committee of the Township of Walpack in the County of Sussex, State of New Jersey, that payment is hereby approved for all vouchers that have properly authenticated and presented for payment affixed hereto, representing expenditures for which appropriations were made in 2024 and 2025 budgets for this local governing body, including any emergency appropriations, and where unexpended balances exist in said appropriation accounts for the payment of such vouchers.

CERTIFICATION: I hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Committee of the Township of Walpack, in the County of Sussex, New Jersey, at a meeting held on August 26, 2025.

Christine VonOesen, RMC
Municipal Clerk

List of Bills July to August 2025

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Ashley Kannaley	Reimburse Prestamped Envelopes for Tax	\$461.90
BrightSpeed	Monthly Telephone	\$36.99
BrightSpeed	Monthly Telephone	\$36.94
County of Sussex	3rd Qtr 2025 Purpose Tax	\$6,611.74
County of Sussex	3rd Qtr 2025 Library Tax	\$512.96
County of Sussex	3rd Qtr 2025 Open Space Tax	\$25.49
County of Sussex	3rd Qtr 911 Dispatch Payment	\$747.00
County of Sussex	June 2025 Primary Election Costs	\$615.75
County of Sussex	Official Ballots for Primary	\$43.33
Glen Kienz	3rd Quarter Legal	\$1,500.00
JCP&L	Monthly Electricity	\$6.50
JCP&L	Monthly Electricity	\$6.50
MGL Printing Solutions	25-26 Tax Bills	\$271.00
Payroll	Net Payroll 3rd Quarter	\$6,601.21
State of New Jersey, DCA BFCE DORES	FIRE Registration Renewal	\$191.00
Treasurer, State of New Jersey	2nd Qtr Construction DCA Training Fees	\$6.00
Victor Maglio	StartMeeting Charges	\$29.85
Total of Claims Paid:		\$17,242.26



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
Bureau of Fire Code Enforcement
101 S BROAD ST., PO BOX 809
TRENTON NJ 08625-0809
609-633-6132

CERTIFICATE OF REGISTRATION

Registration No.: 1923-062698
Business Name: WALLPACK MUNICIPAL BLDG.
Business Address: 9 MAIN ST
Municipality/County: WALPACK TWP, SUSSEX COUNTY 07881

Building Name: GARAGE <2>
Building Address: 9 MAIN ST
Floor #: WALPACK TWP, SUSSEX COUNTY 07881
Location: : STORAGE GARAGE
Primary Business Owner: WALLPACK TOWNSHIP
C/O VICTOR MAGLIO
Primary Business Owner: 9 MAIN STREET
Address: Walpack Center, NJ 07881

Use No.: 1923-062698-002-003
Use Code: NLHU Code: NL09 -: NL09
Use Description: Accessory structures such as sheds, garages, agricultural buildings.
Issuance Date: 8/7/2025
Expiration Date: 8/2/2026

Louis Kilmer

Louis Kilmer, Deputy Division Director
Department of Community Affairs

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN THIRTY DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN INFORMATION PROVIDED IN THE REGISTRATION APPLICATION FORM, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN THIRTY DAYS OF SUCH CHANGE. FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1983, CHAPTER 383 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.





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Business Address: 9 MAIN ST
Municipality/County: WALPACK TWP, SUSSEX COUNTY 07881
Building Name: MUNI. BLDG. <1>
Building Address: 9 MAIN ST
Floor #: WALPACK TWP, SUSSEX COUNTY 07881
Location: Division D (Right Side):
Primary Business Owner: WALLPACK TOWNSHIP
C/O VICTOR MAGLIO
Primary Business Owner: 9 MAIN STREET
Address: Walpack Center, NJ 07881
Use No.: 1923-062698-001-002
Use Code: NLHU Code: NL08 - Division D
(Right Side): NL08
Use Description: Structure used for storage less than 12,000 square feet.

Issuance Date: 8/7/2025
Expiration Date: 8/2/2026

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Louis Kilmer, Deputy Division Director
Department of Community Affairs

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Business Address: 9 MAIN ST
Municipality/County: WALPACK TWP, SUSSEX COUNTY 07881
Building Name: MUNI. BLDG. <1>
Building Address: 9 MAIN ST
Floor #: WALPACK TWP, SUSSEX COUNTY 07881
Location: Division B (Left Side):
Primary Business Owner: WALLPACK TOWNSHIP
C/O VICTOR MAGLIO
Primary Business Owner: 9 MAIN STREET
Address: Walpack Center, NJ 07881
Use No.: 1923-062698-001-001
Use Code: LHU Code: AD06 - Division B (Left Side): AD06
Issuance Date: 8/7/2025
Expiration Date: 8/2/2026
Use Description: Recreation centers, multipurpose rooms, lecture halls, art galleries, exhibition halls and similar uses where persons assemble other than for religious services with a maximum permitted occupancy of 50 or more but fewer than 100 persons;

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Business Address: 9 MAIN ST
Municipality/County: WALPACK TWP, SUSSEX COUNTY 07881

Building Name: SHED <3>
Building Address: 9 MAIN ST
Floor #: WALPACK TWP, SUSSEX COUNTY 07881

Location: : SHED
Primary Business Owner: WALLPACK TOWNSHIP
C/O VICTOR MAGLIO
Primary Business Owner: 9 MAIN STREET
Address: Walpack Center, NJ 07881

Use No.: 1923-062698-003-004
Use Code: NLHU Code: NL09 -: NL09
Use Description: Accessory structures such as sheds, garages, agricultural buildings.
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Outlook

Zoning and Ordinance Inquiry

From Charlie Chapman <charliechapman@paces.com>

Date Sun 8/17/2025 1:53 AM

To walpackclerk@live.com <walpackclerk@live.com>; klockburnercta@yahoo.com <klockburnercta@yahoo.com>; gregchontow@msn.com <gregchontow@msn.com>

Hello,

My name is Charlotte Chapman and I'm a Solar researcher for a company called Paces who help solar developers find optimal parcels of land to build large scale solar farms. I'm collecting solar & land use laws in New Jersey, wanted some clarification after viewing the Walpack website. Please let me know if you have any of the following documents somewhere online or on record for Ogdenburg if you are able to answer any of the following questions:

- A zoning Ordinance
- Is Walpack zoned? If no, does Walpack defer to Sussex County for all zoning regulations?
- Solar Energy Ordinance
- Wind Energy Ordinance
- A subdivisions specific zoning map
- BESS Ordinance
- Are there currently any moratoriums on Solar/Wind/BESS energy systems?
- Are data centers permitted? Is there a data centers law ordinance?
- Are there any moratoriums on data centers?

Any information you could provide would be greatly appreciated, including whether or not solar/wind/battery projects would be at all suitable for Walpack, regardless of any current ordinances. Also, please feel free to reach out for any questions/concerns regarding Paces.

Thank you for your time,

Charlotte Chapman

Charlotte Chapman

Data Ops | [Paces](#)

650-815-9114

