

MINUTES
HOPEWELL TOWNSHIP COMMITTEE
REGULAR MONTHLY MEETING
March 23, 2017

Approved
4/13/17

Flag Salute

Sunshine Statement:

In compliance with the 'Open Public Meetings Act' this meeting was duly advertised by a notice to The Daily Journal, sent on January 6, 2017. A notice was placed on the Municipal Office bulletin board as of the same date.

Roll Call: Township Committee: Hankins, Freitag, Facemyer, Ritter, Shoemaker; Others: Lois Yarrington-Twp. Clerk/Administrator, Dylan Wulderk, Deputy Administrator, Ted Ritter-Solicitor, Neil Young, CFO, Mike Garcia, Auditor, Al Caggiano, William White, Tom Bohnam, Tiny ???

A motion was made by Mr. Shoemaker to approve the minutes from the 3/9/17 Regular Meeting with a change to correct a name during the public portion of the meeting. The motion was seconded by Mrs. Freitag and approved 5-0.

***DEPARTMENT & COMMITTEE REPORTS**

Administrator/Clerk:

- Shared Services Agreement for the Construction office has been signed and delivered to Upper Deerfield.

Bostwick Lake Commission (Facemyer):

- Was it determined who is responsible for opening the dam if needed?
- *The EAP does not spell out that scenario specifically. But the Dam owner should inform all parties up the line including the NJDEP Dam Safety that they intend to lower the water level in the lake prior to doing so.*
- Meeting held on 3/20 at 6:30, Next Meeting 5/22 at 6:30-The local Game Warden, Tracy Stites, attended the meeting. He is very knowledgeable. He will discuss different options further with the Commission, then the Commission will make recommendations to the 2 Township Committees.

Dog Registrar:

- 351 licenses have been issued as of March 23, 2017
- Reminder Notices will be sent out next week.

Economic Development Committee:

- Dylan will provide a report
- *The 30/30 summit is rescheduled for May 17, 2017 due to inclement weather. The Amish Market will be celebrating their 5th anniversary on 6/24. The new Island food restaurant will have their grand opening on 3/31. They have invited the Twp. Committee to be a part of the ribbon cutting.*

Fire Official:

- Dave Smith is currently working on getting the churches inspected. He is also working on collecting back billing from businesses who haven't paid their fees.

Land Use Board (Planning/ Zoning): (Shoemaker/Ritter):

- Meeting held on March 15, 2017
- 2016 Notice of Decisions was provided by the Board Solicitor

Public Works/Road: (Shoemaker):

- Dan Gedral came out to check for the source of the roof leak when we had the storm on Tuesday 3/14. He will provide a quote for repairs.

Senior Center: (Freitag):

- Update provided in your packet.

A bill listed dated 3/18/2017 prepared by Treasurer Young was provided. Mr. Ritter made a motion to approve the bill list totaling **\$496,803.54** (including Hankins bill & payroll) seconded by Mrs. Freitag approved 5-0 with Mayor Hankins abstaining for the Hankins bill.

Mr. Young reviewed the Treasurer's report. A motion was made by Mr. Facemyer to accept the Treasurer's report as presented. The motion was seconded by Mr. Ritter and approved 5-0.

Mr. Young reviewed the status of the fire truck bond and trying to get in touch with bond counsel. Mr. Ritter will reach out to an individual at Archer Grenier.

PUBLIC COMMENTS AND QUESTIONS:

William White was present to further discuss the closing of the Construction office.

Tom Bohnam inquired on the status of the agriculture building construction permits in the new fee ordinance.

Tiny ??? voiced concern over pot holes on Paul Len and Tipton. He also had concerns with the shared service agreement for the construction office. He also inquired about the debt service time period for sewer payments.

Mr. White spoke again and inquired about the Construction office fees and the DCA report.

Mr. Bonham inquired when Upper Deerfield’s Township Committee meetings are held.

Hearing no additional comments from the public, a motion was made by Mr. Ritter to close the public portion of the meeting. The motion was seconded by Mrs. Freitag.

OLD BUSINESS:

- **COAH:** (Shoemaker)
 - 7/11/2016 Decision of Superior Court Appellate Division Overturns Affordable Housing Ruling Meaning “Gap Years’ Won’t Count in Requirements.
 - 1/18/17 Supreme Court Decision

- **Telecommunications/BPU Update:** (Facemyer)
 - BPU held Public Hearings in South Jersey
 - BPU Petition Filed 12/12/16

NEW BUSINESS:

Public Hearing & Adoption for 2017 Budget

Mike Garcia was present and gave a brief review of the 2017 Budget. A motion was made by Mr. Facemyer to open the public hearing for the 2017 Budget. The motion was seconded by Mr. Ritter. Al Caggiano asked for clarification on the total assessed value of the township. Hearing no additional comments from the public, the public hearing was closed on a motion by Mr. Facemyer seconded by Mrs. Freitag.

Resolution 17-27

**HOPEWELL TOWNSHIP
CUMBERLAND COUNTY, STATE OF NJ
RESOLUTION 17-27
2017 BUDGET**

WHEREAS, New Jersey State Statute N.J.S.A.40A:4-5 provides for the introduction and approval of a yearly budget for all municipalities; and,

WHEREAS, the Hopewell Township Municipal Budget is being introduced on February 16, 2017; and

WHEREAS, the Municipal Auditor and Municipal Finance Officer certifies that the approved Budget annexed hereto and hereby made a part is an exact copy of the original on file with the clerk of the Governing Body, that all additions are correct, all statements contained herein are in proof, and the total of anticipated revenues equals the total of appropriations; and

WHEREAS, at least one week prior to the date of public hearing, March 23, 2017, a complete copy of the budget will be made available on the Township web-page and at the Hopewell Township Municipal building for public inspection.

THEREFORE BE IT RESOLVED, that advertisement of the Budget will be at least ten days before a public hearing held at the Township Municipal Building, 590 Shiloh Pike Bridgeton, NJ at 6:30 pm. This hearing is in compliance with N.J.A.C. 5:30-1.12, being at least 28 days after introduction of the Budget.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III			X			
Greg Facemyer			X			
Robin Freitag		X	X			
Joseph Shoemaker	X		X			

Ordinances:

Adoption

Ordinance 17-06-Construction Office Fees

**Hopewell Township
Cumberland County
Ordinance 17-06**

**An Ordinance Amending the Hopewell Township Construction Office Fee Schedule
Ordinance, #15-13**

BE IT ORDAINED by the Township Committee of the Township of Hopewell, County of Cumberland, and State of New Jersey, that the Construction Office Permit Fee Schedule, Ordinance 15-13 is hereby amended in its entirety:

BE IT ORDAINED BY THE TOWNSHIP OF HOPEWELL IN THE COUNTY OF CUMBERLAND THAT:

Section 1. Ordinance 15-13: "AN ORDINANCE AMENDING THE HOPEWELL-GREENWICH INTERLOCAL CONSTRUCTION OFFICE PERMIT FEE SCHEDULE" shall cease to read as heretofore and shall hereafter read as follows:

"Fees for construction permits and inspections.
The fee for a construction permit shall be the sum of the Subcode fees listed in Subsections A through G as set forth herein below.

STATE UNIFORM CONSTRUCTION CODE ENFORCING AGENCY.

Section 2. Construction permits fees.
The fee for a construction permit shall be the sum of the basic construction fee plus all applicable special fees, and shall be paid before the permit is issued. Each fee shall be rounded up to the nearest dollar.

- A. Plan Review Fee. The fee for a plan review shall be 20% of the construction permit fee.
- B. Training and certification fees. The Department of Community Affairs training and certification fees shall be established by the State of New Jersey under the authority of the New Jersey Administrative Code to be computed on a per cubic foot volume for new buildings and additions and for all other construction shall be computed on a dollar amount per \$1,000 of value of construction.
- C. Building Subcode Fees. The building subcode fee shall be:
 - 1. New Construction
 - a. The Fee for new construction shall be \$0.034 per cubic foot of volume for buildings and structures, except see Subsection C (1) (b).
 - 2. Exceptions
 - a. For renovation, alterations and repairs, \$35.00 for the first \$1,000.00 of estimated cost and \$25.00 per \$1,000.00 or fraction thereafter.
 - b. Manufactured Homes. In accordance with NJAC 5:23-4.18(c), there are no fees for the factory built portion of the home. The fee shall be \$100.00 per \$1,000.00 of the estimated cost of site construction associated with the installation of the manufactured home.
 - c. Farm use buildings exclusively used for agriculture purposes limited to the sheltering of livestock or storage of food. The fee shall be \$0.010 per cubic foot of volume of the building or structure pursuant to the Farmland Assessment Act of 1964 with a maximum fee of \$1,443.00 per structure.
 - 3. Combination Of Renovations And Additions
The amount shall be the sum of the fees computed separately as renovations and additions.
 - 4. Demolition
Permit fees for demolition of buildings shall be as follows:

	Flat Fee
Single Family Dwelling.....	\$ 80.00
Garage.....	\$ 80.00
Other Use Group.....	\$150.00
 - 5. Special Permits
 - (a) Swimming Pools
 - (1) The fee for an above ground swimming pool shall be \$125.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$65.
 - (2) The fee for an in-ground swimming pool shall be \$190.00 for a pool
 - (b) The permit fee for a permit to construct and install a sign shall be five dollars (\$4.00) per square foot, provided that the minimum fee shall be \$70.00. In the case of double faced

signs, the area of the surface of only one side of the sign shall be used for purposes of the fee computation.

(c) Certificate of Occupancy: Residential - \$55.00, Residential Additions - \$55.00, Residential Storage bldgs. Over 300 square feet – \$55.00, All other use groups - \$75.00, granted pursuant to a change of use \$150.00.

(d) Certificate of Continued Occupancy – Residential - \$35.00, all other use groups \$75.00.

(e) Relocate building or structure to new location, flat fee of \$300.00. This section is applicable to structures exceeding 300 square feet, plus applicable special fees.

(f) Reinstatement of permit, \$50.00 applicable after one year of issuance date plus volume increase if applicable at time of reinstatement.

(g) Lead abatement fees. For permit \$100.00 and for Clearance Certificate \$175.00.

(h) Asbestos Abatement: \$175.00 for permit and \$50.00 for clearance certificate.

(i) Application for a variation for all use groups - \$750.00.

(j) Roofing Permits & Siding Permits - \$35.00 for the first \$1,000 and \$25.00 for each additional \$1,000.00.

(k) The fee for a temporary certificate of occupancy is \$35.00 with a fee of \$30.00 for each extension.

6. The minimum construction subcode fee shall be seventy dollars (\$70.00).

D. Plumbing Subcode Fees Shall Be:

1. Fixtures and appliances connected to the plumbing system (as listed) and gas piping systems included but not limited to:

Fixture or Appliance	Fee (each)
WATER CLOSET/BIDET/URINALS	\$15.00
BATHTUB	\$15.00
LAVATORY/SINK	\$15.00
SHOWER/FLOOR DRAIN	\$15.00
WASHING MACHINE	\$15.00
DISHWASHER	\$15.00
COMMERICAL DISHWASHER	\$15.00
HOSE BIBS	\$15.00
WATER COOLER	\$15.00
GARBAGE DISPOSAL	\$15.00
INDIRECT CONNECTION	\$15.00
VENT STACK	\$15.00
A/C CONDENSATE DRAINS	\$15.00

2. Special Devices (as listed)

Type of Device	Fee (each)
GREASE TRAPS	\$90.00
OIL SEPARATORS	\$90.00
WATER COOLED AIR CONDITIONERS	\$90.00
REFRIGERATOR UNITS	\$90.00
WATER HEATER	\$90.00
WATER UTILITY CONNECTION	\$90.00
SEWER UTILITY CONNECTION	\$90.00
BACK FLOW PREVENTORS SUBJECT TO TESTING	\$90.00
(ALL OTHERS \$15.00 when not part of fire suppression system)	
STEAM BOILERS	\$90.00
HOT WATER BOILERS	\$90.00
GAS PIPING/GAS SERVICE ENTRANCE	\$90.00
ACTIVE SOLAR SYSTEMS	\$90.00
SEWER PUMPS	\$90.00
INTERCEPTORS	\$90.00
FUEL OIL PIPING	\$90.00
GASOLINE PRODUCT PIPING	\$90.00
SUMP PUMPS	\$90.00
BOOSTER PUMPS	\$90.00
L.P. CYLINDERS	\$90.00

3. The minimum plumbing subcode fee shall be seventy dollars (\$70.00).

E. Electrical Subcode Fees Shall Be:

(1) Total number of electric fixtures and devices: This includes fixtures, switches, lighting, alarms, detectors, communication points, solar panels.

(a) 1-50 \$50.00

(b) For each additional 25: \$25.

(2) For each motor, generator or transformer based on KW or HP including residential appliances the fees shall be:

Number of KW/HP		Fee
1-10	KW/HP	\$ 20.00 EACH
11-50	KW/HP	\$ 60.00 EACH
51-100	KW/HP	\$120.00 EACH
101-999	KW/HP	\$300.00 EACH
>1000	KW/HP	\$600.00 EACH

(3) Services, Disconnects fees shall be:

Number of Amps	Fee
30 – 200 amp	\$60.00
201-600 amp	\$120.00
601-1000 amp	\$200.00
>1000 amp	\$300.00

(4) Temporary Pole \$50.00

(5) Re-intro Services \$50.00.

(6) The electrical sub-code fee for swimming pools:

(a) Above ground pool with or without lights \$60.00

(b) In-ground pool with or without lights \$150.00

(c) Yearly public pool inspections \$100.00

(7) The minimum electrical sub-code fee shall be seventy dollars (\$70.00).

(8) Commercial Solar PV Installations

Number of KW	Fee
1-50 KW	\$ 150.00
51-100 KW	\$ 200.00
100-1000 KW	\$ 600.00
>1000 KW	\$1,000.00

Plus associated panels, disconnects, and solar panels.

(9) Residential Solar PV Installations

Flat fee of \$350.00

F. The elevator fees shall be per state fees.

G. Fire Subcode Fees shall be:

1. Sprinkler System Fees:

Number of Heads or Type of System	Fee
First 20 heads	\$ 80.00
21-100 heads	\$140.00
101-200 heads	\$280.00
201-400 heads	\$600.00
401-1,000 heads	\$1,000.00
>1,000 heads	\$1,200.00
Standpipe system	\$100.00
Fire pump	\$100.00

2. Special Suppression Systems:

(a) Range Hoods (first one) \$60.00

Each Additional \$30.00

(b) Large Systems \$230.00

3. Smoke control systems \$100.00

4. Exit signs per floor \$30.00

5. Emergency Lighting per floor \$30.00

6. Fire Alarms
- First six devices \$60.00
Each Additional ten (10) devices \$25.00
7. Heat producing devices in new buildings, (fireplaces, wood stoves, furnaces, but not boilers)
- (a) One and two family (NEW) \$ 70.00
(b) Replacements \$30.00
8. Installation of storage tanks:
- > 600 gallons \$200.00
9. The minimum fire sub-code fee shall be seventy dollars (\$70.00).
10. For any items not listed above a special fee shall be determined by the Construction Official and the appropriate Subcode Official.

This Ordinance shall become effective on April 1, 2017.

Roll Call Vote Adoption:

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III		X	X			
Greg Facemyer	X		X			
Robin Freitag			X			
Joseph Shoemaker				X		

2nd Reading & Public Hearing

Ordinance 17-07-2017 Salary Ordinance *The public hearing for Ordinance 17-07 was opened on a motion by Mr. Facemyer, seconded by Mr. Shoemaker. Hearing no comments from the public, the public hearing was closed on a motion by Mr. Shoemaker, seconded by Mrs. Freitag.*

**HOPEWELL TOWNSHIP
ORDINANCE 17-07
2017 SALARY ORDINANCE**

BE IT ORDAINED by the Township Committee of the Township of Hopewell, County of Cumberland and State of New Jersey, that the following salaries and wages be paid for the year 2017:

<u>Section One</u>	<u>Salary Employees</u>
Mayor	\$ 14,353.36
Committee Administrator	10,268.75
Tax Collector	17,748.00
Tax Assessor	40,670.28
CFO/Treasurer	36,270.42
Clerk	30,600.00
Registrar Vital Statistics	47,532.00
Township Solicitor	6,120.00
Land Use Board Solicitor	12,100.00
Land Use Officer/Board Liaison	5,000.00
Land Use Board Secretary	8,115.12
Land Use Board Secretary (Interim)	9,512.52
Land Use Board Recorder (if other than Secretary)	2,500.00
Property Maintenance Official	66.67 per meeting
Construction Official/Bldg. Sub Code	2,121.60
Plumbing Sub Code Official	19,313.99
Electric Sub Code Official	7,803.00
Fire Sub Code Official	11,964.60
Construction Control Person	3,745.44
Code Enforcement Official	16,648.44
Emergency Management Coordinator	3,458.33
Fire Protection Official	4,577.76
Director Economic Development	3,672.00
Deputy Administrator	15,300.00
	37,740.00

Public Works Manager	43,656.33
Senior Center Director**	28,560.00
Sewer Maintenance Official	5,000.00
Anthony Peterson	22.60 p.hr.
Jeff Cassidy	17.02 p.hr.
Lonnie Wiggins **	15.64 p.hr.

**Total (Reimbursed/Shared Service)

Section Two

Hourly Employees

Temporary/ Part-Time Regular Employees	Minimum Wage to \$45.00 p.hr.
Public Works Employees	Minimum Wage to \$22.00 p.hr.
Public Works Employees w/CDL	Minimum Wage to \$25.00 p.hr.
Public Works (Landfill Employees)	Minimum Wage to \$ 15.30p.hr. **

** Reimbursed Shared Service

Roll Call Vote Adoption:

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III	X		X			
Greg Facemyer		X	X			
Robin Freitag			X			
Joseph Shoemaker				X		

Resolutions

***Resolution 17-30**-Award Contract for Repaving Arcadia & Mary Elmer Drive Intersection

**HOPEWELL TOWNSHIP
CUMBERLAND COUNTY
NEW JERSEY
RESOLUTION 17-30
Award of Contract**

WHEREAS, on behalf of the Township of Hopewell, Engineer Steve Nardelli requested quotes for the repaving/repairs of the Arcadia and Mary Elmer Drive intersection; and

WHEREAS, 3 quotes were received on March 15, 2017. It was determined that **Ricky Slade Construction, Inc., 54 Slade Lane, Bridgeton NJ 08302** submitted the lowest quote of \$7,850.00.

NOW, THEREFORE, BE IT RESOLVED that based on the recommendation of Township Engineer, Steve Nardelli, the contract be awarded to Ricky Slade Construction, Inc. in the amount of \$7,850.00;

Subject to a Certification of Funds statement by the CFO, and

That the Presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said repairs.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III			X			
Greg Facemyer		X	X			
Robin Freitag			X			
Joseph Shoemaker	X		X			

***Resolution 17-31**-Accept Resignation from Donna Hickman

**TOWNSHIP OF HOPEWELL
CUMBERLAND COUNTY
NEW JERSEY
RESOLUTION NO. 17-31**

Resolution Accepting Resignation of Land Use Board Secretary

WHEREAS, the Township of Hopewell has received a letter of resignation from Donna Hickman from her title of Land Use Board Secretary to be effective as of March 31, 2017; and,

WHEREAS, the Township Committee expresses its appreciation of the work performed by Mrs. Hickman during her tenure, and understands that this resignation is due to the construction office shared service agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee accepts the resignation of Donna Hickman.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III		X	X			

Greg Facemyer	X		X			
Robin Freitag			X			
Joseph Shoemaker			X			

***Resolution 17-32**-Appoint Interim Planning Board Secretary

**TOWNSHIP OF HOPEWELL
COUNTY OF CUMBERLAND**

Resolution 17-32

Recommendation for Appointment of Interim Planning Board Secretary

WHEREAS, Hopewell Township has the need to plan for the replacement of the Planning Board Secretary, and

NOW, THEREFORE, BE IT RESOLVED, that the Hopewell Township Committee hereby recommends to the Planning Board that Dylan Wulderk be appointed as Interim Planning Board Secretary in addition to his already appointed positions of Deputy Administrator, Economic Development Director and Deputy Registrar of Vital Statistics effective April 1, 2017 to fill the balance of the one year term appointment; and

NOW THEREFORE, BE IT FINALLY RESOLVED that the Hopewell Township Committee hereby authorizes the compensation to be proportioned by the Township Committee from funds currently budgeted for the position of Planning Board Secretary.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III			X			
Greg Facemyer		X	X			
Robin Freitag	X		X			
Joseph Shoemaker			X			

Discussion Item #1-Inquiry from The County Board of Freeholders regarding Seeley Lake Dam. *Discussion was held. There is no benefit to Hopewell Township to contribute financially towards the repair of the dam. Solicitor Ritter will contact Ted Baker to let him know the Township's position has not changed.*

Discussion Item #2-Replacement of the doors-*The question was raised as to whether or not the doors have to be replaced since they function fine, they are just cosmetically damaged. Solicitor Ritter will inquire with the insurance agent to find out the details of the policy.*

Discussion Item #3- Authorize RFP for Engineering Services for the Senior Center Parking Lot Expansion- *A motion was made by Mr. Shoemaker to authorize the solicitation of RFP's for the Senior Center Parking Lot ADA project. The motion was seconded by Mrs. Freitag and approved 5-0.*

Discussion Item #4-Authorize the Mayor to sign the Request for Release of Funds and Certification for the Senior Center Parking Lot Expansion ADA grant. *A motion was made by Mr. Facemyer to authorize the Mayor to sign the Request for Release of Funds. The motion was seconded by Mr. Ritter and approved 5-0.*

CDC: (Hankins) There was no report for CDC. The Mayor, Deputy Mayor and Economic Development Director are scheduled to attend the Mayors and Freeholder's dinner on March 29th.

CORRESPONDENCE & NOTES & FILINGS include: **CCUA** Draft Agenda for 3/23/17 Meeting

Solicitor's Report-There was no additional information to report.

EXECUTIVE SESSION- Resolution 17-33 Potential Litigation-Verizon/BPU Settlement @7:45 pm

**Hopewell Township
Executive Session
Resolution 17-33**

WHEREAS, Section 8 of the Open Public Meetings Act, (N.J.S.A. 10:4-12 (b) (1-9), Chapter 231, P.L. 1975, permits the exclusion of the Public from a meeting under certain circumstances; and

WHEREAS, the Township Committee of the Township of Hopewell is of the opinion that such circumstances do exist;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Hopewell, in the County of Cumberland, State of New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is **Contract Negotiations- Verizon/BPU**;
3. The Township Committee may take official action on the items discussed in Executive Session upon competition of the executive session.
4. The minutes of the discussion shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
5. This resolution shall take effect immediately.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Bruce R. Hankins			X			
Paul Ritter III		X	X			
Greg Facemyer			X			
Robin Freitag	X		X			
Joseph Shoemaker			X			

A motion was made by Mrs. Freitag to return to open session at 8:06 pm. The motion was seconded by Mr. Ritter and approved 5-0.

A motion was made by Mrs. Freitag to table signing the agreement for a settlement with Verizon. The motion was seconded by Mr. Ritter and approved 5-0.

There being no additional business, a motion was made by Mr. Facemyer to adjourn at 8:07 pm. The motion was seconded by Mrs. Freitag and approved by a unanimous vote of the Committee members.

NEXT SCHEDULED MEETING: April 13, 2017 @ 6:30 pm

Lois A. Yarrington, Township Clerk

cc:

Committee,

Sol. T. H. Ritter, Sol. Matthew Ritter