

*The Township Committee of the Township of Raritan met on August 10, 2015  
at the Municipal Building, One Municipal Drive, Flemington, New Jersey*

**MEETING  
CALLED**

Mayor O'Brien called the regular meeting to order at 7:00 p.m.

**ROLL CALL**

The following were present: Mayor Craig O'Brien, Deputy Mayor Karen Gilbert, Comm. Michael Mangin, Comm. Richard Chen and Comm. Louis Reiner. Also present was Chief Financial Officer William Pandos and Township Attorney Albert E. Cruz.

**MEETING  
ADVERTISED**

Mayor O'Brien announced that the meeting was noticed on August 7, 2015 by providing notice to the Hunterdon County Democrat, Star Ledger, Courier-News, Trenton Times and Express Times in accordance with the Open Public Meetings Act and posted on the office bulletin board and the Township Website.

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

**Mayor O'Brien asked all to join in the Pledge of Allegiance to our Flag and to remain standing for a Moment of Silence to remember our Men and Women serving in the Armed Forces and in Particular Those Serving In Troubled Areas Around the World.**

**PUBLIC  
COMMENT**

It is the policy of the Township Committee that all public comments on an issue shall be limited to three minutes per person. Public comment shall be permitted on items of concern regarding the agenda only. In addition, time will be allotted at the end of the meeting for public comment on any issue.

\*\*\* Barbara Sachau, 2 Glenway Drive, asked about the two sport utility vehicles that were being purchased through Ordinance #15-09. She felt that the Township should be purchasing smaller cars. She also asked about the renewal of the Liquor License to Croton Rod & Gun Club. She felt that it was not the best idea to give a liquor license to a hunting club. People who have guns in their hands can possibly be drunk. This is not a safe thing to do.

Mayor O'Brien said that the Liquor License to the Croton Rod & Gun Club is a renewal of the existing license. Organizations are able to request to have a liquor license. It is a State Law. The two sport utility vehicles are one for the police and one for the fire marshal. These are 4-Wheel Drive vehicles and are used for first responders so the vehicles are a little larger. Comm. Reiner said that the Croton Rod & Gun Club has held a liquor license since the 1960's.

**FINANCIAL  
ISSUES**

Payment of Bills as Listed for Raritan Township:    **\$ 1,103,738.25**

Mayor O'Brien said that \$600,000 is for payroll and \$186,000 is for healthcare costs.

Mayor O'Brien asked for a motion to approve the Bill List.

Motion was made by Comm. Gilbert and seconded by Comm. Reiner.

Roll Call Vote:            Chen – yes  
                                  Gilbert – yes  
                                  Mangin – yes  
                                  Reiner – yes  
                                  O'Brien – yes

Motion carried.

**REPORTS**

**LIAISON REPORTS**

Karen Gilbert – Joint Parks & Recreation, Open Space, Public Works – Comm. Gilbert said that the Open Space Committee is moving forward with the Kengas property. She mentioned that the Public Works Department is in the process of cleaning up the website and correcting any information that was misleading. Parks and Recreation does not meet in the summertime.

Michael Mangin – Planning Board, RTMUA, Board of Health – RTMUA is going to meet next week. There was no meeting at the Board of Health. The Planning Board will hear a case on Eden Holdings and the Case Boulevard Development on Wednesday, August 12, 2015.

Richard Chen – Public Safety, Finance – Comm. Chen said that the Rescue Squad will report on its budget at the end of the meeting.

Louis Reiner – Flemington-Raritan Schools, Hunterdon Central High School, Environmental Commission, Local Historians Committee – There was no report on the Environmental Commission. He will be meeting with Peter Kinsella of the Local Historians Committee. He will also be meeting with the superintendents of Flemington-Raritan School District and Hunterdon Central High School.

Craig O'Brien – Administration, Personnel – Mayor O'Brien said that the Sports Authority has opened at the Flemington Mall. This is a great addition to the town. A new brewery also opened its doors on Minneakoning Road.

**UNFINISHED  
BUSINESS**

**ADOPTION OF ORDINANCE RE: TAX PILOT PROGRAM (PAYMENT IN LIEU OF TAXES)** – Comm. Gilbert said that there is no new information. The next step is to identify certain properties that fall into that category. Comm. Mangin said that the property must be determined as an area in need of redevelopment or rehabilitation. The last property for the PILOT Program was the Yale property which took a very long time to complete. Comm. Mangin spoke with the Business Action Center for a possible grant. This would be interesting to the owners of Johanna Foods.

**NEW  
BUSINESS**

**2015-2016 LIQUOR LICENSE RENEWALS** – Clerk Sollena said that all the 2015-2016 Liquor License Renewals have been completed. The renewals were reviewed by the Clerk and the Police Department. Resolutions were adopted later in the meeting.

**MEMO FROM LT. KEVIN DONOVAN RE: 2015-2016 SCHOOL CROSSING GUARDS** – Mayor O’Brien said that Lt. Kevin Donovan reported that he is in need of one more crossing guard. If there is anyone who can fill in, to reach out to Lt. Donovan or Comm. Chen. A resolution was adopted later in the meeting.

**BACKYUARD WILDLIFE HABITAT SIGN RE: PRESENTATION BY JEANNIE GEREMIA** – Mrs. Geremia presented a Backyard Wildlife Habitat sign to the Township. This is from the New Garden Club of New Jersey. This club is very concerned about the demise of pollinators. Without pollinators there are no fruits and vegetables. She felt that this plaque would look great in the Community Garden. She also would like to see a Raritan Township Day.

**2014 LOSAP (LENGTH OF SERVICE AWARDS PROGRAM)** – Mayor O’Brien said that he thought that the amount was changed from \$1,100 to \$1,250. Comm. Mangin recused himself from any discussion because he is a member of the Raritan Township Fire Company. The matter was tabled.

**ORDINANCES:** *Mayor O’Brien said that the Township Committee is prepared to approve about \$750,000 in bonding. For the last several years, the Township did not bond. As a result of this, several negative results were seen. No roads were fixed. The fleet of trucks went from an average of about seven years to about thirteen years. The police vehicles went from a fleet of twelve to a fleet of nine. Although the debt was reduced, Mayor O’Brien felt that there was a price that the Township paid. There was a \$900,000 fire truck that was purchased last year and a \$1.2 million project for road repair in Sunny Hills. Also \$325,000 for repairing Wellington Avenue, Reaville Avenue and Yorkshire Drive. The Township is going to delay the remediation work at the Police Building at a cost of \$400,000.*

**ORDINANCES:  
(Con't)**

**ORDINANCE #15-09**

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF TWO SPORT UTILITY VEHICLES IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$61,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$58,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Meeting opened to the public.

Mayor O'Brien asks for a motion to close the public hearing and adopt Ordinance #15-09 on final consideration, same to be published according to law.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote:           Chen – yes  
                                  Gilbert – yes  
                                  Mangin – yes – *Comm. Mangin said that he voted against the budget primarily for capital purchases. However, he is in agreement with the Committee that all the vehicles are needed for the Public Works Department and the Police Department. The fleet is antiquated. His comments will be the same with regard to Ordinances #15-09 through #15-13.*  
                                  Reiner – yes  
                                  O'Brien – yes

Motion carried.

**ORDINANCE #15-10**

BOND ORDINANCE PROVIDING FOR THE MILLING AND OVERLAY OF YORKSHIRE DRIVE, READING ROAD AND OTHER ROADS IN NEED OF SIMILAR REPAIR IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$341,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$325,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Meeting opened to the public.

*Comm. Gilbert said that the title of the ordinance reflects the fact that the Township will not have to amend the ordinance each time a road is in need of repair.*

**ORDINANCES:** Mayor O'Brien asked for a motion to close the public hearing and adopt Ordinance #15-10 on final consideration, same to be published according to law.

Motion was made by Comm. Mangin and seconded by Comm. Gilbert.

Roll Call Vote:       Chen – yes  
                              Gilbert – yes  
                              Mangin – yes  
                              Reiner – yes  
                              O'Brien – yes

Motion carried.

**ORDINANCE #15-11**

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS EQUIPMENT FOR THE DEPARTMENT OF PUBLIC WORKS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$326,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$310,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

*Meeting opened to the public. No one appeared.*

Mayor O'Brien asks for a motion to close the public hearing and adopt Ordinance #15-11 on final consideration, same to be published according to law.

Motion was made by Comm. Chen and seconded by Comm. Gilbert.

Roll Call Vote:       Chen – yes  
                              Gilbert – yes  
                              Mangin – yes  
                              Reiner – no – *Comm. Reiner said that his opposition to the 2015 budget was predicated on vehicles and equipment. Although he felt that the Township is in need of vehicles, the cost could have been spread out over a larger period of time. This would have made it easier for the taxpayer.*  
                              O'Brien – yes – *Mayor O'Brien said that these vehicles have been in need for a very long time. The Township purchased two heavy dump trucks in the last six years. The fleet has aged and it is time to replace them.*

Motion carried.

**ORDINANCES:  
(Con't)**

**ORDINANCE #15-12**

ORDINANCE REAPPROPRIATING \$174,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES AND APPROPRIATING \$6,000 FROM THE CAPITAL IMPROVEMENT FUND IN ORDER TO PROVIDE FOR THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT AND IMPROVEMENTS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY.

Meeting opened to the public.

Mayor O'Brien asks for a motion to close the public hearing and adopt Ordinance #15-12 on final consideration, same to be published according to law.

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote:       Chen – yes  
                              Gilbert – yes  
                              Mangin – yes  
                              Reiner – no  
                              O'Brien – yes

Motion carried.

**ORDINANCE #15-13**

BOND ORDINANCE PROVIDING FOR THE RECONSTRUCTION OF ROADS IN SECTION 1 OF THE SUNNY HILLS AREA OF THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,213,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,155,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Mayor O'Brien asks for a motion to introduce Ordinance #15-13 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of September 1, 2015 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

Motion was made by Comm. Chen and seconded by Comm. Gilbert.

**ORDINANCES:** Roll Call Vote: Chen – yes  
(Con't) Gilbert – yes  
Mangin – yes  
Reiner – yes  
O'Brien – yes

Motion carried.

**CORRESPONDENCE**

- a. League of Municipalities: (All Information is on File in the Clerk's Office):
- b. Readington Township Ordinance re: Land Development (On File in the Clerk's Office)
- c. NJ Transit Corporation re: Request for Federal Financial Assistance
- d. NJ DEP News Release – *Comm. Gilbert said that when she was in Sea Isle City, she had the opportunity to watch and it was an amazing undertaking.*
- e. Republic Services d/b/a Raritan Valley Recycling re: Intent to Temporarily Cease Operations of the Class B Recycling Facility

**CONSENT AGENDA**

All matters listed on the Consent Agenda are considered to be routine by the Township Committee and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**Resolutions:**

**Resolution #15-168 – Authorizing Liquor License Renewal to Loyal Order of Moose From July 1, 2015 to June 30, 2016**

**Resolution #15-169 – Authorizing Liquor License Renewal to Flemington Elks Club From July 1, 2015 to June 30, 2016**

**Resolution #15-170 – Authorizing Liquor License Renewal to Dallas Acquisition From July 1, 2015 to June 30, 2016**

**Resolution #15-171 – Authorizing Liquor License Renewal to Flemington F & B, t/a Holiday Inn Express from July 1, 2015 to June 30, 2016**

**CONSENT  
AGENDA  
(Con't)**

**Resolution #15-172 – Authorizing Liquor License Renewal to Croton  
Rod & Gun Club from July 1, 2015 to June 30, 2016**

**Resolution #15-173 – Tax Refunds**

**Resolution #15-174 – Cancellation of Uncollectible Taxes – 100%  
Disabled Veteran – Edwin Slomka**

**Resolution #15-175 – To Amend Resolution #15-154 – Authorizing  
the Appointment of Michael Wright as Acting  
Plumbing Sub Code Official from July 21, 2015  
to September 21, 2015**

**Resolution #15-176 – Appointment of 2015-2016 School Crossing Guards**

**Resolution #15-177 – Authorizing Liquor License Renewal to AntSul-  
BWW VI, LLC, t/a Buffalo Wild Wings from  
July 1, 2015 to June 30, 2016**

**Resolution #15-178 – Return of a One-Day Perc Witness Fee to Stephen  
Elder - \$200.00**

**Resolution #15-181 – Appointment of Tax Clerk**

The following items were removed from the Consent Agenda:

Item “h” – Resolution \$15-175 – To Amend Resolution #15-154 –  
Authorizing the Appointment of Michael Wright as Acting Plumbing Sub  
Code Official from July 21, 2015 to September 21, 2015.

Item “j” – Resolution #15-177 – Authorizing Liquor License Renewal to  
AntSul – BWW VI, LLC, t/a Buffalo Wild Wings from July 1, 2015 to June  
30, 2016

Item “l” – Resolution #15-181 – Appointment of Tax Clerk

Mayor O’Brien asks for a motion to adopt the Consent Agenda with the  
removal of Items “h”, “j” and “l”

Motion was made by Comm. Gilbert and seconded by Comm. Chen.

Roll Call Vote:       Chen – yes  
                              Gilbert – yes  
                              Mangin – yes  
                              Reiner – yes  
                              O’Brien – yes

Motion carried.

**Resolution #15-175 – To Amend Resolution #15-154 – Authorizing the Appointment of Michael Wright as Acting Plumbing Sub Code Official from July 21, 2015 to September 21, 2015.**

Mayor O'Brien said that this resolution was amending the Title from Temporary Plumbing Sub Code Official to Acting Plumbing Sub Code Official as per CFO Pandos. The temporary appointment was not acceptable by NJ DCA. This position will terminate on September 21, 2015.

Motion was made by Comm. Chen and seconded by Comm. Gilbert.

Roll Call Vote:           Chen – yes  
                                  Gilbert – yes  
                                  Mangin – yes  
                                  Reiner – yes  
                                  O'Brien – yes

Motion carried.

**Resolution #15-177 – Authorizing Liquor License Renewal to AntSul-BWW VI, LLC, t/a Buffalo Wild Wings from July 1, 2015 to June 30, 2016**

Mayor O'Brien asked for a motion to adopt Resolution #15-177.

Roll Call Vote:           Chen – yes  
                                  Gilbert – yes  
                                  Mangin – recuse – *Comm. Mangin said that he recused himself from discussion at the Planning Board because there is a partner in the firm that has an association with his wife.*  
  
                                  Reiner – yes  
                                  O'Brien – yes

Motion carried.

**Resolution #15-181 – Appointment of Tax Clerk**

This resolution was tabled.

**PRIVILEGE  
OF THE  
FLOOR**

Anyone may address the Committee on any issue for three (3) minutes.

\*\*\* William Pandos, Vice President of the Flemington-Raritan First Aid & Rescue Squad and resident of 16 Tipperary Terrace, requested assistance with either for the rechassis or replacement of the 2004 ambulance. His concerns are that the ambulance is nearing the end of its life and has many problems. Repairs are costing thousands of dollars. More recently while responding to an emergency, the ambulance caught fire. The fleet is aging. He requested that the Committee adopt a bond ordinance in the amount of \$119,000 to purchase a new ambulance with \$113,000 to be bonded for. The Rescue Squad will pay the remainder of the approximate \$185,000 for the cost. The title will remain with Raritan Township. The \$119,000 was approved in the 2015 budget. He asked that this money be allowed to be bonded for the ambulance.

Mayor O'Brien said that he was glad to hear that he is okay after the ambulance caught fire. Comm. Mangin said that he thought that the Rescue Squad would be able to purchase the ambulance on their own. Comm. Chen said that the reason for this request is because the ambulance caught fire. Comm. Gilbert wanted to know if there was any insurance to cover the ambulance.

\*\*\* Mr. Pandos said that there was insurance on the ambulance. The ambulance that caught fire was a loner ambulance. The insurance company will take care of the repairs in a few weeks. This ambulance was diesel. He said that on May 18, 2015, Resolution #15-101 was adopted concerning the schedule of PEOSHA monies. That called for an additional \$14,500 in PEOSHA monies to be provided to the Rescue Squad. The Township authorized \$119 to be set aside for vehicles for the squad.

Mayor O'Brien said that there needs to be more discussions between the Rescue Squad and Comm. Chen, Liaison.

**Resolution #15-180 - CLOSED SESSION:**

**Contractual – Contract Negotiations: PBA Union**

**Negotiations Update**

**Personnel - Tax Clerk Position**

*Resolution #15-180 was not needed. All matters were resolved.*

**ADJOURN-  
MENT**

Mayor O'Brien asked for a motion to adjourn the meeting.

Motion was made by Comm. Mangin and seconded by Comm. Gilbert.

Vote: 5 – 0 motion carried.

Meeting adjourned at: 7:50 p.m.

Respectfully submitted,

Rose Sollena, RMC/CMC  
Township Clerk