

The Township Committee of the Township of Raritan met on May 18, 2015  
*at the Municipal Building, One Municipal Drive, Flemington, New Jersey*

**MEETING  
CALLED**

Mayor O'Brien called the regular meeting to order at 7:05 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 Adm. Allan Pietrefesa and Township Attorney Albert E. Cruz.

**MEETING  
ADVERTISED**

Mayor O'Brien advised that the meeting was advertised in accordance with the Open Public Meetings Act in the May 7, 2015 issue of the Hunterdon County Democrat and noticed in the Star Ledger, Courier News, Trenton Times and Express Times and was 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.

*No one from the public appeared.*

**PUBLIC HEARING ON THE 2015 MUNICIPAL BUDGET**

Mayor O'Brien asked for a motion to open the meeting to the public on the 2015 Budget.

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.

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

**PUBLIC HEARING ON THE 2015 MUNICIPAL BUDGET: (Con't)**

Mayor O'Brien asked for a motion to close the public hearing on the 2015 Budget.

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.

\*\*\* Township Auditor Robert Morrison said that the 2015 Budget, compared to the Budget of 2006, represents a total increase over a ten year period of about \$1.2 million. This translates to 8/10ths of 1% in spending each year. The triggers that drove these increases were pension costs, health benefit costs and reserve for uncollected taxes. With the exception of these four items, which is out of the Township Committee's control, the Township has not increased its discretionary spending by \$1 in ten years. He was is amazed because he said that this is an incredible record and is unmatched anywhere that he is aware of. Salaries are less than they were ten years ago. The budget has been flat for ten years.

Comm. Mangin said that the Committee has done a great job in re-evaluating the union contracts several years ago which were negotiated at a lower based pay.

\*\*\* Mr. Morrison explained that the budget would be negative but for the fact that the Township Committee, over the last two years, has made a commitment towards capital improvements to the infrastructure.

**Resolution #15-121 – Amendment to the 2015 Budget.**

Adm. Giaimis explained that this resolution was not needed. NJ DCA was satisfied with the 2015 Budget as presented. He mentioned that the 2015 Budget was prepared by his predecessor. He felt the budget was lean and he would make no changes to it.

**Resolution #15-122 – Final Adoption to the 2015 Budget.**

Mayor O'Brien asked for a motion to adopt Resolution #15-122.

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

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

Motion carried

Comm. Mangin commended the Committee on the great job that was done on the budget even though he voted no. This was done in the face of an outrageous snow budget. His contention was on the capital equipment, not on capital improvements. Comm. Reiner echoed Comm. Mangin's sentiment and thanked the Mayor and Committee and also Comm. Chen for doing a great job in the area of finance. Comm. Reiner said he had a fundamental difference on certain aspects of the budget.

**ATTILA HUEBSCHER, PRESIDENT, FLEMINGTON-RARITAN FIRST AID & RESCUE SQUAD – SEMI ANNUAL REPORT**

Comm. Chen asked Mr. Huebscher if he foresees any changes in the next six months to a year.

\*\*\* Mr. Huebscher said that one of the things he would like to see is either moving to another facility or expanding the current building. There is a temporary tent that has been on the site for a number of years. The ambulances range from ten years to twenty-five years old. He mentioned that the Rescue Squad is looking at the old American Legion for a possible acquisition. He said it was sold again, however, it has not changed hands. He did not know if it was still available. There is also a site next to Lowes, however, he felt that it is too far to reach Raritan Township residents. The revenue is good this year including a donation that was received in the amount of \$150,000. The volunteer membership is about fifty to fifty five members. The paid staff has increased. Mr. Huebscher said that this week is EMS Appreciation Week. Last year the First Aid Squad answered 2,700 calls.

**ATTILA HUEBSCHER, PRESIDENT, FLEMINGTON-RARITAN FIRST AID & RESCUE SQUAD – SEMI ANNUAL REPORT: (Con't)**

\*\*\* Dave Giuliani, Chief, said, in response to Mayor O'Brien's question, that the Rescue Squad has had two incidents where they had to administer Narcan for drug overdoses. They have administered a total of seven within the last two years. As per approval from the State, the Rescue Squad is now able to administer aspirin along with a C-Pat mask for congestive heart failure patients. They are also able to do spinal mobilization. The Rescue Squad purchased a water vehicle which may be needed to rescue residents from flooded roadways.

Mayor O'Brien wanted to know if all Rescue Squads are able to use Narcan as well as the C-Pat Mask and aspirins.

\*\*\* Mr. Giuliani said that State Certified Rescue Squads are mandated to use these items. The spinal mobilization policy is optional for each organization as is the C-Pat. The closest State Certified Rescue Squads to Raritan Township are Readington, Clinton and Lambertville. The Rescue Squad is also mandated to be staffed twenty-four hours a day.

**FINANCIAL  
ISSUES**

Payment of Bills as Listed for Raritan Township:    **\$ 9,846,933.36**

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

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.

**REPORTS**

**LIAISON REPORTS**

Karen Gilbert – Joint Parks & Recreation, Open Space, Public Works  
Comm. Gilbert said that the Senior Luncheon is going to be held on June 6, 2015. Parks and Recreation is sponsoring a trail running at Morales Park. They are also moving forward with the open space sign design. The Department of Public Works would like to expand the Adopt-A-Road project to Adopt-A-Park project. Healthquest would like to adopt Morales Park. Comm. Gilbert said that electronics recycling is still being worked on.

**REPORTS:**

Michael Mangin – Planning Board, RTMUA, Board of Health – Comm.  
Mangin said that there will be a new development with nineteen homes on Autumn Leaf Boulevard near Route 523. This will then be a connector road between Route 523 and Route 12. The developer is Eden Holdings. Mayor O'Brien asked how busy the Planning Board is. Comm. Mangin said that there is a schedule going forward and he will make it available to the Committee. He also mentioned that the RTMUA has to replace the lateral at Hunterdon Central High School which runs directly through the end zone on the football field.

Richard Chen – Public Safety, Finance – Comm. Chen said that there will be a celebration of the Hunterdon County Chamber of Commerce this year. The Fire Department and First Aid Squad will participate in this event. There will be no police due to overtime. At the last meeting someone complained about semi-truck traffic at Route 202 and Old York Road. Trucks were cutting through Old York Road in Ringoes to reach Route 202 in Three Bridges. He spoke with Chief Tabasko and the traffic is now normal.

Louis Reiner – Flemington-Raritan Schools, Hunterdon Central High School, Environmental Commission, Local Historians Committee – Comm.  
Reiner said he will be touring the Flemington-Raritan Schools with Mr. Nolan and Stephanie Voorhees. He is especially interested in getting a first-hand look to see what space they have because of the pupil enrollment being at a low point. He mentioned that he had a wonderful time on the Local Historians trip on Saturday. The bus trip was to Bethlehem, PA. He was very impressed with the city. There was no report on the Environmental Commission

Craig O'Brien – Administration, Personnel – Mayor O'Brien said he attended a ribbon cutting ceremony on Foster Lane for a large new conference center. This is about the fifteenth ribbon cutting event he has attended this year. There is currently a lot of activity going on in Hunterdon County. 25% of the growth in Hunterdon County happened in Raritan Township. Comm. O'Brien mentioned that he and Deputy Mayor Gilbert will be attending the high school to speak to political science students. There will be a shared service breakfast on Wednesday, May 20, 2015 at the County Building on Route 12 at 7:30 a.m.

**UNFINISHED  
BUSINESS**

**DONATION OF 2004 AMBULANCE TO FLEMINGTON-RARITAN FIRST AID & RESCUE SQUAD** – Adm. Giaimis said that there are no issues with the ambulance and it has been paid off. A resolution was adopted later in the meeting.

**FORECLOSED AND ABANDONED PROPERTY ORDINANCE** – Adm. Giaimis said that a final draft of the ordinance will be distributed. The Committee would like to move forward with this matter. An ordinance will be placed on the meeting of June 3, 2015.

**FLEMINGTON-RARITAN FIRST AID & RESCUE SQUAD DONATION FOR GEAR** – A resolution was adopted later in the meeting.

**CONSTRUCTION CODE OFFICE RE: APPROVAL FOR PERMANENT HOURS** – Adm. Giaimis said that the Construction Code Office changed its hours of operation on a temporary basis. He said that the new schedule is working fine and there have not been any negative comments. The Committee approved the change of hours.

**NEW  
BUSINESS**

**RETURN OF PERFORMANCE GUARANTEES:**

Adm. Giaimis said that the following are standard Performance Guarantees. Resolutions were adopted later in the meeting. Eng. Hajjar has provided approval letters for the following:

- 1) Return of Cash Performance Guarantee to HSTI Realty, LLC
- 2) Return of Cash Performance Guarantee to Ditschman/Flemington Ford
- 3) Return of Driveway Bond to John & Susan Scheier
- 4) Return of Two (2) Street Opening Bonds to Sprint Corporation

**AMENDMENT TO JUNK YARD ORDINANCE** – Adm. Giaimis said that this is for the deletion of the notice to residents within 1,000 feet. This is not necessary because there have not been any complaints against the junk yard. The junk yard has renewed its license every January for many, many years. The request for the license renewal is advertised twice in the Hunterdon County Democrat.

**PURCHASE OF MUNICIPAL SOFTWARE FROM SHI IN THE AMOUNT OF \$16,747.50** – Adm. Giaimis said that the Township needs to upgrade the finance system. The staff has reviewed the proposals and recommends MSI. He is in agreement with the recommendation. The company holds a State Contract. Adm. Giaimis said that no bid is necessary and the system can be up and running in two to three months. Township Auditor Robert Morrison said he is comfortable with auditing two sets of books and is okay with the new program.

**NEW  
BUSINESS  
(Con't)**

**PROFESSIONAL SERVICES CONTRACT WITH J. CALDWELL & ASSOCIATES RE: HOUSING ELEMENT AND FAIR SHARE PLAN FOR COAH** – Adm. Giaimis said that by entering into a contract, this company will keep the Committee apprised of any legal issued involving COAH. The contract will not exceed \$4,720.00. Comm. Reiner asked if the Planning Office would be able to handle this. Adm. Giaimis said that a professional planner is needed in order to submit the plan to COAH. A resolution was adopted later in the meeting.

**ORDINANCES:**

**ORDINANCE #15-03**

AN ORDINANCE AMENDING CHAPTER 5.20, JUNKYARDS, SECTION 5.20.030, APPLICATION FOR LICENSE, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, TO DELETE THE REQUIREMENT OF PERSONAL NOTICE TO PROPERTY OWNERS WITHIN ONE THOUSAND (1,000) FEET OF THE PROPERTY LINES OF A JUNKYARD APPLYING FOR A LICENSE.

Mayor O'Brien asks for a motion to introduce Ordinance #15-3 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 3, 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. Gilbert and seconded by Comm. Mangin.

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

Motion carried.

**CORRES-  
PONDENCE**

- a. League of Municipalities: (All Information is on File in the Clerk's Office):  
Legislative Bulletin, March 2015; Mayor Wahler Addresses U.S. Senate Committee on Transportation Funding Issues; A History of the League's First 100 Years Available On Line; Status Report on the "Roadmap to Pension & Benefits Reform; "Leaves of Absence in New Jersey – A Look at the Family Medical Leave Act, the NJ Family Leave Act and ADA Compliance; COAH/Affordable Housing; COAH Affordable Housing; Energy Issues Seminar; Proposed Agreement Could Remove Verizon's Service Quality Standards and Deadline to Comment is May 15<sup>th</sup>; Seminar Round Up; Deptford Challenges Chapter S4 Police Camera Mandate;

**CORRES-  
PONDENCE  
(Con't)**

- b. Township of Readington, Town of Clinton Resolutions and West Amwell Township, Bethlehem Township re: Supporting the Transparent Tax Act of 2015
- c. Flemington South Estates Resident re: Request to Institute a Ban on Engine Braking – *Comm. Mangin said that he and Eng. Hajjar went to the NJ Department of Transportation Offices and were informed that this requirement is under a noise ordinance by NJ DEP. There is a sign on Route 202 regarding engine brakes. .*
- d. NJ Department of Environmental Protection re: Christie Administration Urges Caution During Wildfire Season and Reducing Diesel Particulate Emissions from Municipal Equipment -
- e. Jamie Sunyak Recognition re: Understanding Plans for Zoning Officials – *Congratulations were sent to Ms. Sunyak on her accomplishment.*
- f. Hunterdon County Engineer re: Cooperative Purchase 2015-2016 Winter Season Snow & Ice Control Materials (*A response was made by Superintendent Don Hutchins accepting the Cooperative Purchase*)
- g. Township of Readington Ordinance re: Boundaries of the AR and B Zone Districts – *This is a notification from Readington Township.*
- h. Raritan Headwaters Association Information – *Comm. Gilbert pointed that Amy Greene and her husband John Belle were featured in a photo in a magazine.*

**NON-CONSENT AGENDA:**

**Resolution #15-101 – Authorizing Contribution to Flemington-Raritan  
First Aid & Rescue Squad for Gear**

Comm. Chen said that the turnout gear that the first aid responders carry have been purchased, in the past, in one lump sum payment. They can now spread out the purchases and payment over several years. The turnout gear has a ten-year cycle.

**NON CONSENT AGENDA: (Con't)**

\*\*\* Attila Huebscher said that spreading out the payments will benefit the budget over the next five to seven years. This will become effective in 2015. Delaware Township currently donates \$1,075.00 per year. Flemington Borough is donating \$18,000 per year for the next ten years for an ambulance which has already been ordered. Flemington Borough will also donate \$10,000 per year. .

Mayor O'Brien asks for a motion to adopt Resolution #15-101.

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.

**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.

**Minutes:**

*Township Committee Minutes:*           *April 7, 2015*  
*Special Meeting Minutes:*               *February 12<sup>th</sup> and March 24<sup>th</sup>, 2015*  
*Executive Session Minutes:*            *March 3<sup>rd</sup>, March 11<sup>th</sup> and March 17<sup>th</sup>,*

**Resolutions:**

**Resolution #15-109 – Donation of 2004 Ambulance to Flemington-Raritan First Aid & Rescue Squad**

**Resolution #15-114 – Tonnage Grant for the Year 2014**

**Resolution #15-115 – Return of Cash Performance Guarantee to HSTI Realty, LLC - \$6,071.00 Plus Accrued Interest**

**CONSENT  
AGENDA  
(Con't)**

**Resolution #15-116 – Authorizing the Purchase of Municipal Software  
From SHI in the amount of \$16,747.50**

**Resolution #15-117 – Return of Cash Performance Guarantee to  
Ditschman/Flemington Ford - \$3,778.08**

**Resolution #15-118 – Return of Driveway Bond to John and Susan  
Scheier in the Amount of \$400.00**

**Resolution #15-119 – Return of Two (2) Street Opening Bonds in the  
Amount of \$5,000.00 and \$1,200.00**

**Resolution #15-120 – Amending Resolution #15-7 Officials Signing  
Checks**

**Resolution #15-123 – Award of Professional Services Contract to  
J. Caldwell & Associates, LLC for Review of  
COAH (Council on Affordable Housing)  
Documents and Housing Element and Fair Share  
Plan**

Mayor O'Brien asks for a motion to adopt the Consent Agenda with the removal of Resolution #15-109 – Donation of 2004 Ambulance to Flemington-Raritan First Aid & Rescue Squad.

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.

**CONSENT  
AGENDA  
(Con't)**

**Resolution #15-109 – Donation of 2004 Ambulance to Flemington-Raritan First Aid & Rescue Squad**

Comm. Chen said that this particular ambulance is currently owned by Raritan Township. The ambulance has 79,600 miles. The chassis is in need of a major repair. The Township will transfer ownership to the Flemington-Raritan First Aid & Rescue Squad. The chassis on the ambulance can only be repaired once.

\*\*\* Mr. Huebscher said that after the repairs are made, the ambulance will last at least seven years. It is cost effective because a new ambulance will cost \$180,000. The repair will cost around \$111,000.

Comm. Chen stated that the resolution is a good one that will save the Township and the Rescue Squad a great deal of money. Future planning will be discussed at another time. Comm. Reiner said that this is a great way to go to ease the pressure and burdens on both sides.

Mayor O'Brien asked for a motion to adopt Resolution #15-109.

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.

**PRIVILEGE  
OF THE  
FLOOR**

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

\*\*\* Dave Giuliani, Chief, Flemington-Raritan First Aid & Rescue Squad, thanked The Township Committee for all their help on the budget. He also mentioned that a six-year old boy with stage four cancer was escorted from the Flemington Department Store down to the fairgrounds where he went to the track to see a race. Mr. Giuliani thanked the Police and Fire Department for their outstanding service. There were about twelve vehicles including a helicopter that accompanied the boy down Route 31. The boy was very happy. At this time, he is receiving experimental treatment.

Comm. Reiner thanked the Emergency Personnel.

*Attorney Cruz read Resolution #15-113 in full.*

**Resolution #15-113 – CLOSED SESSION:**

**Personnel – Interviews for Chief Financial Officer;**  
**Department of Public Works Employee;**  
**Plumbing Sub Code Official;**

Mayor O'Brien asked for a motion to adopt Resolution #15-113.

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.

**CLOSED  
SESSION**

*Closed Session Minutes are on a separate document.*

**OPEN  
SESSION**

The Committee went back into Open Session.

**ADJOURN-  
MENT**

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

Motion was made by Comm. Mangin and seconded by Comm.  
Vote: 5 – 0 motion carried.

Meeting adjourned at: 8:45 p.m.

Respectfully submitted,

Rose Sollena, RMC/CMC  
Township Clerk

