

**RARITAN TOWNSHIP COMMITTEE SPECIAL MEETING
RARITAN TOWNSHIP MUNICIPAL BUILDING
TUESDAY, JULY 2, 2019**

MEETING CALLED: Mayor Kuhl called the regular meeting to order at 6:31 p.m.

ROLL CALL: The following were present: Mayor, Jeff Kuhl; Deputy Mayor, Louis Reiner; Comm. Karen Gilbert; Comm. Gary Hazard; Comm. Michael Mangin

ABSENT: None

ALSO PRESENT: Administrator, Don Hutchins; Municipal Clerk, Lisa Fania; Township Attorney, Ed Purcell; Chief of Police, Al Payne (left the meeting after Closed Session)

MEETING NOTICED: Mayor Kuhl advised that the meeting was noticed in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975 June 14, 2019 to the Courier News, Hunterdon County Democrat, Star Ledger, TapInto, Express Times and posted on the municipal bulletin board and the Township website.

Attorney, Ed Purcell, read Resolution #19-157 in full.

Mayor Kuhl asked for a motion to approve Closed Session Resolution.

Motion by Gilbert, seconded by Hazard

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-157

RESOLUTION RETIRING INTO EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231 P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:

- a) Contract Negotiations: PBA/SOA negotiations update
- b) Personnel: Parks and Recreation; Chief of Police FBI Academy
- c) Attorney-Client Privilege:

d) Pending Litigation: Affordable Housing update

3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will return to Regular Session and may take further action.
5. This Resolution shall take effect immediately.

The regular meeting reconvened at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE: Mayor Kuhl 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.

AMEND/APPROVE THE AGENDA

Mayor Kuhl asked for a motion to amend or approve the Agenda.
Motion by Reiner, seconded by Gilbert to approve the Agenda.

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

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.

The following members of the public spoke during public comment:

Barbara Sachau, a resident of 2 Glenway Drive, inquired about mileage reimbursement for two employees, agreement details with the PBA unions and LOSAP payments for 2017.

During Public Comment, Mr. Hutchins explained that the mileage reimbursement was for two employees in the Construction Department that attended classes for the technical assistant certification program. He continued that employees are reimbursed for mileage for the use of personal vehicles for off-site training.

Mr. Hutchins also advised that the PBA Local 337 and 337A agreements will be available to the public following tonight's action. He further explained that LOSAP payments included approximately \$30,000 for 2018 and another \$30,000 for reimbursements back to 2011 for a total of about \$60-70,000.

FINANCIAL ISSUES

Payment of Bills as listed for Raritan Township: **\$1,110,541.05**

Mayor Kuhl asked for a motion to approve the bill list for Raritan Township.
Motion by Mangin, seconded by Gilbert

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

NEW BUSINESS

Cost Sharing for Appraisal Services for Etzel Parcel – Mayor Kuhl referred to information in the Committee's packets regarding the request by the NJ Conservation Foundation to partner with the Township on appraisal costs for the Etzel parcel. Mayor Kuhl explained that the total cost for two appraisals is \$4,595.00 and, that if the purchase does not go through, the Township would be reimbursed fifty percent (50%) of the costs. He further added that the funds will come from the Open Space Trust.

Committee Member Gilbert asked who the Township will be partnering with.

Mayor Kuhl and Mr. Hutchins advised that the partners include NJ Green Acres, NJ Water Supply Authority and the NJ Conservation Foundation.

It was the consensus to direct Mr. Hutchins to proceed. There were no objections.

ORDINANCES (INTRODUCTION/FIRST READING)

Mayor Kuhl read by title Ordinance #19-20

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “SOUTH JUNCTION ROAD REDEVELOPMENT DISTRICT” CONSISTING OF BLOCK 27, LOT 22 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING TITLE 16 ENTITLED “LAND DEVELOPMENT” BY THE AMENDMENT OF CHAPTER 16.22 ENTITLED “ZONING DISTRICTS ESTABLISHED;” AND ADDING NEW CHAPTER 16.28D ENTITLED “SOUTH JUNCTION ROAD REDEVELOPMENT DISTRICT (SJRR)

Mayor Kuhl asked for a motion to introduce Ordinance #19-20 on first consideration.
Motion by Mangin, seconded by Gilbert

Prior to the vote, Committee Member Gilbert asked for clarification of the Chapter number for the new chapter being added entitled “South Junction Road Redevelopment District.” Committee Member Gilbert explained that the title of the ordinance read 16.28D and the contents of the ordinance referenced 16.28C. Mr. Purcell to review and advise.

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

ORDINANCE INTRODUCED

Second reading and public hearing date scheduled for July 16, 2019.

Mayor Kuhl read by title Ordinance #19-21

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, NEW JERSEY AMENDING AND SUPPLEMENTING PARAGRAPH (B) OF SECTION 5.44.080 ENTITLED “TOWING AND STORAGE RATE SCHEDULE” OF CHAPTER 5.44 ENTITLED “TOWING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN

Mayor Kuhl asked for a motion to introduce Ordinance #19-21 on first consideration.
Motion by Hazard, seconded by Gilbert

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

ORDINANCE INTRODUCED

Second reading and public hearing date scheduled for July 16, 2019.

NON-CONSENT

Township Committee Regular Meeting Minutes

Mayor Kuhl asked for a motion to approve the Regular Meeting Minutes of June 18, 2019.
Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: Hazard
ABSENT: None

Township Committee Executive Session Meeting Minutes

Mayor Kuhl asked for a motion to approve the Executive Session Meeting Minutes of June 18, 2019.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: Hazard
ABSENT: None

RESOLUTIONS

Mayor Kuhl read Resolution #19-160 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-160.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-160

**A RESOLUTION AWARDED A CONTRACT TO TILCON NEW YORK, INC.
FOR ROAD RESURFACING OF LAURELTON TRAIL AND BELMONT COURT
(BRIDAL PATH)**

WHEREAS, the Township of Raritan is in need of road resurfacing of Laurelton Trail and Belmont Court; and

WHEREAS, the Township of Raritan is a member of the Morris County Cooperative Pricing Council (MCCPC); and

WHEREAS, Tilcon New York, Inc., 9 Entin Road, Parsippany, New Jersey, 07054 has been awarded contract #6 Road Resurfacing through the MCCPC; and

WHEREAS, the Superintendent of Public Works recommends that Tilcon New York, Inc. be awarded the contract for road resurfacing; and

WHEREAS, the cost of this will be at the bid price as documented by the MCCPC and appropriated through Ordinance #19-13 for the amount of \$78,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of Funds #19-15 for road resurfacing of Laurelton Trail and Belmont Court.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the contract for road resurfacing of Laurelton Trail and Belmont Court be awarded to Tilcon New York, Inc., 9 Entin Road, Parsippany, New Jersey, 07054 in the amount of \$78,000.00.

Mayor Kuhl read Resolution #19-162 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-162.

Motion by Mangin, seconded by Hazard

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION 19-162

A RESOLUTION AUTHORIZING THE MAYOR AND ADMINISTRATOR TO EXECUTE A COLLECTIVE NEGOTIATIONS AGREEMENT WITH PBA LOCAL 337

WHEREAS, the Township of Raritan and the PBA Union Local 337 concluded negotiations with respect to a new contract for the period January 1, 2020 through December 31, 2024; and

WHEREAS, a Memorandum of Agreement has been reached regarding the contract terms and conditions as reflected in the contract attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the terms and conditions in the new contract between the Township of Raritan and the PBA Local 337 for the period January 1, 2020 through December 31, 2024 is hereby approved and the Mayor and Administrator are authorized to execute said contract with PBA Union Local 337 in accordance with said terms and conditions.

Mayor Kuhl read Resolution #19-163 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-163.

Motion by Mangin, seconded by Hazard

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION 19-163

**A RESOLUTION AUTHORIZING THE MAYOR AND ADMINISTRATOR
TO EXECUTE A COLLECTIVE NEGOTIATIONS AGREEMENT WITH
PBA LOCAL 337A**

WHEREAS, the Township of Raritan and the PBA Union Local 337A concluded negotiations with respect to a new contract for the period January 1, 2020 through December 31, 2024; and

WHEREAS, a Memorandum of Agreement has been reached regarding the contract terms and conditions as reflected in the contract attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the terms and conditions in the new contract between the Township of Raritan and the PBA Local 337A for the period January 1, 2020 through December 31, 2024 is hereby approved and the Mayor and Administrator are authorized to execute said contract with PBA Union Local 337A in accordance with said terms and conditions.

Mayor Kuhl read Resolution #19-165 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-165.

Motion by Reiner, seconded by Hazard

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-165

**A RESOLUTION AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO
EXECUTE A CONTRACT WITH VISUAL COMPUTER SOLUTIONS INC. TO
PROVIDE PROGRAM ADMINISTRATION OF RARITAN TOWNSHIP POLICE
DEPARTMENT OUTSIDE DUTY DETAIL**

WHEREAS, N.J.S.A. 40A:11-3 a. allows the governing body of the contracting agency to authorize by resolution or ordinance to designate a purchasing agent or other employee to award a contract that does not exceed in aggregate during the contract year \$17,500.00; and

WHEREAS, the Township Committee of the Township of Raritan wishes to provide a more efficient method of administering, scheduling and mitigating the risk of providing the Police Department Outside Detail services; and

WHEREAS, the Township Administrator, Chief Financial Officer and the Chief of Police have recommended that Visual Computer Solutions Inc., 4400 U.S. Highway 9, Freehold, New Jersey 07728 be authorized to provide this service to the Township of Raritan.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Administrator is authorized to execute a contract with Visual Computer Solutions Inc., 4400 U.S. Highway 9, Freehold, New Jersey 07728 to provide Administration services for the Raritan Township Police Department Outside Detail program to the Township for a one-year contract period commencing upon the execution of the award of Contract by both parties.

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.

Committee Member Gilbert requested the removal of Item 12d. Resolution #19-164 authorizing amendments to the towing and storage fee rate schedule for further discussion.

Mayor Kuhl asked for a motion to approve the Consent Agenda as amended.

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-158

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE STATEMENT OF CONSENT WITH NJDOT FOR NJDEP TREATMENT WORKS APPROVAL

WHEREAS, the New Jersey Department of Transportation (“NJDOT”) requests that the Township of Raritan (“Township”) execute a statement of consent permitting it to apply for a Treatment Works Approval (“TWA”) from the New Jersey Department of Environmental Protection (NJDEP) for certain improvements at its Flemington Maintenance facility, a portion of which lies in the Township; and

WHEREAS, the Township is amenable to granting said request from NJDOT.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, does hereby authorize the Mayor to execute the statement of consent attached hereto as Exhibit "A."

RESOLUTION #19-159

**A RESOLUTION APPROVING THE RENEWAL OF INACTIVE RETAIL
ALCOHOLIC BEVERAGE LICENSE NO. 1021-36-016-001
FLEMINGTON F&B LLC FOR THE 2019-2020 TERM**

WHEREAS, a renewal application has been filed with the Township of Raritan together with the required renewal fees for the 2019-2020 license term of Hotel/Motel License Number 1021-36-016-001, held by Flemington F&B, LLC; and

WHEREAS, the license has been inactive for more than two license terms; and

WHEREAS, the licensee has filed a request for a Special Ruling from the Director of the New Jersey Division of Alcoholic Beverage Control to permit renewal of an inactive license pursuant to N.J.S.A. 33:1-12.39; and

WHEREAS, the Director of the New Jersey Division of Alcoholic Beverage Control has issued a Special Ruling that authorizes the Township Committee of the Township of Raritan to consider the application for renewal of the subject license for the 2019-2020 term.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, does hereby approve the renewal of inactive Hotel/Motel License Number 1021-36-016-001 held by Flemington F&B, LLC for the 2019-2020 term.

RESOLUTION #19-161

**A RESOLUTION AUTHORIZING THE PURCHASE OF A 2019 FORD F250
SUPERCAB GAS 4X4 PICK-UP TRUCK IN THE PUBLIC WORKS DEPARTMENT**

WHEREAS, the Township of Raritan is in need of an additional pick-up truck for the Department of Public Works; and

WHEREAS, DFFLM, LLC of 215 US Highway 202 Flemington, NJ, 08822 has been awarded contract #15-C, Item #9, Utility Vehicles (2019 or newer Models) through Morris County Cooperative Pricing Council (MCCPC); and

WHEREAS, the Superintendent of Public Works recommends the purchase of one 2019 or newer Ford F250 Supercab gas 4x4 pick-up truck under MCCPC Contract #15-C, Item #9; and

WHEREAS, the cost of this will be at the bid price as documented by the MCCPC and appropriated through ordinance #19-13 for the amount of \$30,636.25; and

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of funds #19-14 for the purchase of said truck.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the procurement of one new 2019 or newer Ford F250 Supercab gas 4x4 pick-up will be purchased through DFFLM, LLC of 215 US Highway 202 Flemington, NJ, 08822 at the 2018-2019 MCCPC price.

Mayor Kuhl read Resolution #19-164 by title.

Committee Member Gilbert inquired as to the last time the rates were increased.

Mr. Hutchins responded that it has been about ten years since the tow rates have been increased. He explained that a request for an increase was before the Committee about two years ago but no action was taken. He continued that the proposed rates have been negotiated by the Chief of Police with the tow operators, as the Township sets the fees they can charge.

Mayor Kuhl commented that he had researched other towns and the proposed rates are about half of what other municipalities charge.

Committee Member Gilbert reiterated that the increase is to keep up with costs.

Mayor Kuhl asked for a motion to adopt Resolution #19-164.

Motion by Gilbert, seconded by Hazard

ROLL CALL VOTE:

AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-164

A RESOLUTION AUTHORIZING AMENDMENTS TO THE TOWING AND STORAGE FEE RATE SCHEDULE

WHEREAS, Section 5.44.080 entitled "Towing and Storage Rate Schedule" of The Revised General Ordinances of the Township of Raritan establishes a fee rate schedule for towing and storage of vehicles (the "Fee Rate Schedule"), and further provides that the fee schedule shall be made part of the Rules, Regulations and Guidelines for Tow Operators within the Township of Raritan; and

WHEREAS, the Raritan Township Police Chief has recommended a Fee Rate Schedule, a copy of which is annexed hereto as Schedule A; and

WHEREAS, the Township Committee is of the opinion that the Fee Rate Schedule proposed by the Raritan Township Police Chief is in the best interest of the residents of the Township of Raritan.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

1. The Township Committee hereby approves and adopts the Fee Rate Schedule annexed hereto as Schedule A.
2. The Fee Rate Schedule shall become effective upon the adoption of Ordinance #19-21.

Schedule "A"

Type of Service	Current Rate	Proposed Rate
Basic Tow	\$80.00	\$105.00
Basic Tow Nights	\$95.00	\$125.00
Mileage	\$4.00	\$5.00
Outside Storage	\$30.00	\$40.00
Inside Storage	\$40.00	\$40.00
Service Charge	\$75.00	\$85.00
Clean Up (Liquids)	\$25.00	\$30.00
After Hours P/U	\$40.00	\$50.00
Winching/Uprighting		\$150/hour
Extra Man and Truck		\$100/hour
Administrative Fee		\$25.00

PRIVILEGE OF THE FLOOR

The following members of the public spoke during public comment:

Barbara Sachau, a resident of 2 Glenway Drive, asked if the Etzel parcel was an organic farm and for clarification regarding administration of outside duty detail compensation for the police department.

During Public Comment, Mayor Kuhl explained that there is no farming on the Etzel parcel and that preservation is for the protection of water resources. Mr. Hutchins addressed the inquiry regarding the administration of outside duty detail compensation advising that Visual Computer Solutions (VCS) will be administering the scheduling and payment for officers' outside detail, such as traffic control or school events, which is presently an in-house function of the payroll/finance department. He continued to explain that VCS will charge the entity seven percent (7%) and nothing to the schools.

ADJOURNMENT

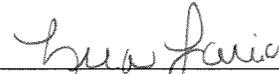
Mayor Kuhl asked for a motion to adjourn.

Motion by Reiner, seconded by Mangin

MOTION UNANIMOUSLY CARRIED

Meeting adjourned at 7:18 p.m.

Respectfully submitted,



Lisa Fania, RMC
Township Clerk