RARITAN TOWNSHIP COMMITTEE REGULAR MEETING
RARITAN TOWNSHIP MUNICIPAL BUILDING
TUESDAY, JULY 16, 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 (arrived at 6:32 p.m.); Comm. Karen Gilbert; Comm. Gary Hazard; Comm. Michael Mangin

ABSENT: None

ALSO PRESENT: Administrator, Don Hutchins; Municipal Clerk, Lisa Fania; Township Attorney, Ed Purcell

---

MEETING NOTICED: Mayor Kuhl advised that the meeting was advertised in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975 in the January 8, 2019 issue of the Courier News and noticed to the Hunterdon County Democrat, Star Ledger, TapInto, Express Times and posted on the municipal bulletin board and the Township website.

Attorney, Ed Purcell, read Resolution #19-166 in full.

At this time, Administrator Hutchins advised of one additional item to the Closed Session resolution, Personnel: Police Retirement.

Mayor Kuhl asked for a motion to approve Closed Session Resolution as amended.
Motion by Gilbert, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-166

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: CWA, Teamsters Negotiations Update; Francavilla Property; Comcast Franchise Renewal
   b. Personnel: Tax Clerk; Police Retirement
   c. Attorney-Client Privilege:
   d. Pending Litigation: Collins Complaint; 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 7:07 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.

Committee Member Mangin requested that Resolution #19-168 appointing members to the 2019 Community Emergency Response Team (CERT) and Resolution #19-178 appointing Gregory Veneziale as Deputy OEM Coordinator be advanced for consideration prior to Public Comment, as interested parties were in attendance.

Motion by Mangin, seconded by Reiner to approve the Agenda as amended.
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

At this time, Mayor Kuhl invited all appointees to the dais. Raritan Township Office of Emergency Management Coordinator, Chris Phelan explained the vital role that the Community Emergency Response Team (CERT) plays in emergency services, the training involved and the tasks performed. Mr. Phelan extended gratitude to Township Committee members for their support and to CERT members for their service to the community.

Frank Veneziale, Raritan Township Deputy OEM Coordinator, also commented on the training process explaining that CERT volunteers are called upon to relieve traditional responders from lesser tasks in times of crisis.

Committee Members expressed gratitude, appreciation and congratulations to the appointees, Mr. Phelan and Mr. Veneziale for their dedication and service to the community.

Mayor Kuhl read Resolution #19-168 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-168.
Motion by Mangin, seconded by Reiner
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-168

A RESOLUTION AUTHORIZING THE 2019 APPOINTMENT OF MEMBERS TO THE COMMUNITY EMERGENCY RESPONSE TEAM (CERT)

WHEREAS, the Township of Raritan is required to have an Emergency Operations Plan to provide for actions to be taken to mitigate, prepare for, respond to and recover from the effects of an emergency; and

WHEREAS, the members of the Community Emergency Response Team (CERT) must be appointed by resolution of the governing body.

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 following individuals are hereby appointed as members of the Raritan Township CERT effective July 16, 2019 for a term expiring December 31, 2019.

Linda Bush
Carmen Garfole

Mayor Kuhl read Resolution #19-178 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-178.
Motion by Reiner, seconded by Mangin
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-178

A RESOLUTION AUTHORIZING THE APPOINTMENT OF GREGORY VENEZIALE AS DEPUTY COORDINATOR IN THE OFFICE OF EMERGENCY MANAGEMENT

WHEREAS, the Township of Raritan is required to have an Emergency Operations Plan to provide for actions to be taken to mitigate, prepare for, respond to and recover from the effects of an emergency; and

WHEREAS, the members of the Office of Emergency Management (OEM) must be appointed by resolution of the governing body.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan that Gregory Veneziale is hereby appointed as Deputy OEM Coordinator effective July 16, 2019 for a term expiring December 31, 2019.

Municipal Clerk, Lisa Fania, administered the Oath of Office to the 2019 Appointees to the Community Emergency Response Team. Gregory Veneziale, Deputy OEM Coordinator was not in attendance.

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.

There was no public comment.

FINANCIAL ISSUES

Payment of Bills as listed for Raritan Township: **$4,942,936.33**

Mayor Kuhl asked for a motion to approve the bill list for Raritan Township.
Motion by Gilbert, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

REPORTS

The following June reports were acknowledged by Committee Members:

*Animal Control
*Court
*Planning/Engineering Escrow Accounts

LIAISON REPORTS

Karen Gilbert: Environmental Commission/Green Team; Historians; Open Space; Parks and Recreation; Planning Board (Class III Member)
Committee Member Gilbert reported on a meeting of the Open Space Advisory Committee advising that discussion of property acquisitions is ongoing. Committee Member Gilbert also reported on a meeting of the Planning Board advising that the Board reviewed the Township Planner's reports regarding areas in need of redevelopment and announced that three applications will be heard at the July 24 meeting including Wal-Mart, M&P Retirement Plan and Sanatana Dharma on Barley Sheaf Road. On behalf of Parks and Recreation, Committee Member Gilbert advised that the summer inter-session is underway and very well attended.

Gary Hazard: Court/Police; RTMUA
Committee Member Hazard reported that the Junior Police Academy has been reinstated, is currently underway and all are invited to attend the graduation ceremony, Friday, July 19 at 3:00 p.m. Committee Member

Hazard also reported that the Greater Flemington Soccer Club had paid its loan in full on the Clover Hill property lease. Committee Member Hazard explained that the repayment was completed in eight years and spoke of the fundraising efforts of the Club.

Jeff Kuhl: (Mayor)

Planning Board (Class I Member); Personnel; Finance; Historians; Open Space

Mayor Kuhl reported that the Local Historians annual bus trip will be held in October to museums in Doylestown, Pennsylvania and that details are available on the Township website; that discussion of property acquisition is ongoing with the Open Space Advisory Committee; and that the Planning Board reviewed reports on areas in need of redevelopment.

Michael Mangin:

Board of Health; Finance; Public Works

Committee Member Mangin announced that the July 18 meeting of the Board of Health had been cancelled; that "prep" work is complete on Leffler Hill Road and work on Harmony School and Bonetown roads is in progress; and that a contract award for asphalt is on tonight's meeting agenda.

Louis Reiner: (Deputy Mayor)

Agriculture Advisory Board; Fire/Rescue/OEM; Wildlife Management Advisory Committee

Deputy Mayor Reiner encouraged attendance at the Fire Company's annual stair climb in September.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Township Committee Acknowledgement of Certificate of Determination and Award for $2,284,000.00 Bond Anticipation Note - Mayor Kuhl asked for any objections to the Bond Anticipation Note Award. There were none.

ORDINANCE (PUBLIC HEARING/FINAL ADOPTION)

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 open public hearing.
Motion by Reiner, seconded by Hazard
MOTION UNANIMOUSLY CARRIED

The following members of the public spoke during the public hearing:

Sharon Winnick, a resident of 20 Monsey Road, asked for clarification regarding the physical address of the proposed location.

John Mackay, a resident of 122 Featherbed Lane, asked about specifications for the proposed development including lot size, height and appearance of the structure.

During public comment, Mayor Kuhl clarified that the address is 66 Junction Road and explained that this parcel "takes the place of Dayton Road" and that the redeveloper must submit an application before the Planning Board for approval prior to construction. Mayor Kuhl continued to explain that the proposed ordinance declares the parcel as a redevelopment area.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-20 on final consideration, same to be published according to law.

Prior to the vote, Mr. Purcell advised that the Planning Board had reviewed the ordinance for Master Plan consistency and recommended that a provision be added to the redevelopment plan for a "tot lot."

Motion by Reiner, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None
ORDINANCE ADOPTED

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)"

WHEREAS, the Township of Raritan is authorized, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the Township constitute "an area in need of redevelopment;" and

WHEREAS, by Resolution No. 19-117 dated May 7, 2019, the Township Committee of the Township of Raritan ("Committee") authorized and directed the Raritan Township Planning Board (the "Board") to undertake a preliminary investigation and conduct a public hearing in order to determine whether or not Block 27, Lot 22 as shown on the tax map of the Township of Raritan (the "Study Area") is "an area in need of redevelopment" in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Board, pursuant to N.J.S.A. 40A:12A-6, undertook a preliminary investigation, conducted a public hearing on June 12, 2019, reviewed a report dated May 20, 2019 entitled "Preliminary Investigation-Area In Need of Redevelopment Non-Eminent Domain Report" as well as testimony provided by Jessica Caldwell PP/AICP, and in consideration of the Report and the testimony presented, recommended to the Committee, by Resolution adopted June 12, 2019, that the Study Area be determined to be "a non-condemnation area in need of redevelopment;" and

WHEREAS, on June 18, 2019, the Committee adopted Resolution 19-145 authorizing the designation of the Study Area as "non-condemnation" "an area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq., and directed the Township Planner to cause to be prepared a redevelopment plan entitled "South Junction Road Redevelopment Plan (Block 27, Lot 22)" (the "Redevelopment Plan") for the Study Area pursuant to N.J.S.A. 40A:12A-7f; and

WHEREAS, the Committee reviewed the Redevelopment Plan and found the specifics of the Redevelopment Plan to be satisfactory; and

WHEREAS, the Committee now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto and made a part hereof, Exhibit "A;" and

WHEREAS, in accordance with N.J.S.A. 40A:12A-7, the Planning Board is required to review the Redevelopment Plan and transmit its recommendations to the Committee; and

WHEREAS, the Committee further desires to amend Title 16 "Land Development Code" as set forth below to include (for reference purposes) the specific land use, bulk requirements and design standards contained within the Redevelopment Plan.

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

SECTION 1. The Township Committee hereby refers the Redevelopment Plan to the Planning Board for review and recommendation. Contingent upon the receipt of the Planning Board's recommendations, the Redevelopment Plan attached hereto and made a part hereof as Exhibit A is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. Chapter 16.22 entitled "Zoning Districts Established" of Title 16 entitled "Land Development Code" of *The Revised General Ordinances of the Township of Raritan,* as heretofore supplemented and amended, is revised as follows:

§ 16.22.010 Establishment of Zones.
A. For the purpose of this Title, Raritan Township is divided into the following zone districts:
...

OR	Outdoor Recreation Overlay Zone
SJRR	South Junction Road Redevelopment District

§ 16.22.025 Zoning Map Amendments.
...
J. The Zoning Map shall be amended to designate the entirety of the designated "Redevelopment Area" consisting of Block 27, Lot 22, containing approximately 7.7 acres, as a new "SJRR South Junction Road Redevelopment District."

SECTION 3. Title 16 entitled "Land Development Code" of *The Revised General Ordinances of the Township of Raritan,* as heretofore supplemented and amended, is hereby supplemented and amended by the addition of new Chapter 16.28D entitled "South Junction Road Redevelopment District (SJRR)" to read as follows:

§ 16.28D.010 Created.
There is created a "SJRR South Junction Road Redevelopment District" within the Township of Raritan in order to permit the development of a designated "Redevelopment Area" consisting of approximately 7.7 acres and identified as Block 27, Lot 22 on the Township Tax Map pursuant to the South Junction Road Redevelopment Plan.

§ 16.28D.020 Purpose.
It is the purpose of this chapter to govern the creation of affordable housing pursuant to the South Junction Road Redevelopment Plan in the SJRR South Junction Road Redevelopment District of the Township, which is serviced by adequate public sanitary sewer and public water facilities.

§ 16.28D.030 Permitted Uses.
The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

A. Principal permitted uses:
(a) 100 % Affordable Housing Development
i. Two- and three-story townhouse units
ii. Multi-family dwelling units
iii. Combination of townhouse and multifamily units.

§ 16.28D.040 Area and Bulk Requirements.
The following area and bulk requirements apply to the Plan Area:

Max. Dwelling Units	100
Max Number of Dwellings Per Building	14
Min. Distance from Building	N/A
Front to Building Front	80 ft.
Front to Building side	50 ft
Side to Building Rear	30 ft
Side to Building Side	20 ft
The wall containing a window to another wall containing a window	30 ft
Min. Building Depth Through the Short Axis	30 ft
Max Building Length Through the Long Axis	180 ft
Max. Height Apartment Building	3 Stories (40 ft)
Max Height Maintenance and Max Height Community center other Building	2 Stories (28 ft)
Building Setback from the edge of paving or curbing	15 ft
Porches not exceeding 50 sf in floor area setback in the yard between the front of the building and parking space	6 ft
Porches not exceeding 150 sf in floor area setback in the yard between the front of the building and parking space	11 ft.
Minimum parking requirements	As Required by RSIS

§ 16.28D.050 Affordable Housing Requirements.
Any affordable housing development within the Plan Area must meet state standards for affordable housing administration found in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq.

§ 16.28D.060 Parking Standards.
Parking shall comply with the Residential Site Improvement Standards (RSIS), including but not limited to the minimum number of parking spaces to be provided, the size of parking spaces, drive aisle and/or parking aisle width, and any other parking and circulation requirements. In the event of any conflict between RSIS and the requirements of Section 16.20.040 (Design Standards), RSIS shall govern.

§ 16.28D.070 Buffer Requirements.

A. The perimeter buffer shall be a minimum width of thirty (30) feet. Balcony, deck and patio encroachments shall be permitted within the perimeter buffer.
B. The minimum landscaped width shall be twenty (20) feet and suitable for its function of site enhancement, screening, and control of climatic effects. The perimeter buffer shall meet the minimum standards of the Type B buffer in 16.20. 040.E-4-b. ii of the LDC.
C. The landscape buffer design should retain existing vegetation which is of high quality and appropriate density.
D. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board.
E. Trash enclosures are permitted within any buffer and/or setback required by the Plan

§ 16.28D.080 Landscaping Requirements.
The Landscaping Requirements set forth herein this Plan shall supersede any and all landscaping requirements in the underlying Raritan Township Zoning Ordinance, including but not limited to the Design Standards in Section 16.20.040. Landscaping must be provided to promote a desirable and cohesive natural environment for residents and neighboring properties. Landscaping must also be utilized to screen parking and, provide windbreaks for winter winds and summer cooling for buildings, streets, and parking, according to the following standards:

A. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced the following planting season.
B. Tree and shrub replacement. A limit of disturbance line shall be established during the review of an application for development taking into account grading, utility placement, and anticipated construction activities. Within the area encompassed by the limit of disturbance, there shall be no requirement for the replacement of trees. Within the area to be disturbed by construction activities, the redeveloper shall liberally install trees, shrubs, and groundcover in accordance with a landscape plan submitted to and approved by the Planning Board.
C. Native plants required. In the design of the landscaping plan, no non-native or invasive species of plants shall be used.
D. Landscaping should be used to accept and complement buildings and provide for climate control.
E. Landscaping. The protection of wooded areas, specimen trees, and existing vegetation suitable for landscaping within the redevelopment shall be a factor in determining the location of open space, buildings, underground services, paved areas, playgrounds, parking areas.

§ **16.28D.090** Mobility Regulations.
Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood and the nearby central business district.

A. Streets and automobile circulation
   1. The primary automobile access points should be from driveways on Walter E Foran Blvd.
   2. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
   3. New developments need to provide more to the traffic network than just access to their site.
   4. Streets, roads, and automobile circulation shall comply with RSIS.
   5. Sidewalks shall comply with RSIS.

§ 16.28D.100 Building Design Standards.
Building design should meet, to the maximum extent practicable, the requirements of Section 16.20.040 (Design Standards) of the Township Ordinance. In the event of a conflict between Section 16.20.040 and the Plan, the Plan shall control. The following sections in Section 16.20.040 (Design Standards) shall not apply to development of the Plan Area:

- B(3)(b) Within the Plan Area, Garden apartment structures should be grouped in clusters with architectural design consistence in each cluster. Each unit shall only be required to have one means of access. A minimum of two-foot building offset should be provided at least every 40 feet.
- B(3)(c) Recreation facilities shall be setback at least 25 feet from the property line.
- C(5)(h)
- D(4)(o) This section is superseded by the Landscape section in this Plan.
- E This section is superseded by the Buffer section in this Plan.
- F(2) The minimum size of a tot lot and/or playground shall be 1,500 square feet.
- S(2)

Notwithstanding the above, a tot lot shall be provided which is of a size that is conducive to serving the projected number of children for the development.

§ 16.28D.110 Lighting.
Lighting standards for the Redevelopment Plan are regulated by Section 16.20.040 (G) of the Township Code.

§ 16.28D.120 Signage.
A comprehensive wayfinding and directional signage package for the parking areas, pedestrian corridors, and buildings should be provided that is consistent with the architecture of the buildings. The sign package should include design elements such as size, materials, style, and illumination. Signage standards for the Redevelopment Plan are regulated by Section 16.20.040 (H), except that signs are permitted to have internal lighting on the sign.

§ 16.28D.130 Submittal Requirements.
The Redeveloper(s) will submit a site plan for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Township's site plan review requirements, except that (1) the Redeveloper(s) are exempt from the requirement to provide a Wetlands Analysis and Report and (2) the Fire Protection Systems plan and will-serve letters shall not be required to be submitted for the preliminary site plan application, but are required for the final site plan application.

SECTION 4. A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Raritan Township Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.
SECTION 5. All ordinances, or parts thereof, that are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.
SECTION 6. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.
SECTION 7. This Ordinance shall take effect upon (i) filing with the Hunterdon County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication according to law.

Mayor Kuhl read Resolution #19-169 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-169.
Motion by Gilbert, seconded by Mangin
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-169

A RESOLUTION AUTHORIZING MAYOR AND CLERK TO EXECUTE REDEVELOPERS AGREEMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on June 18, 2019, the Committee adopted Resolution #19-145 authorizing the designation of the Study Area as "non-condemnation" "an area in need of redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq., and directed the Township Planner to cause to be prepared a redevelopment plan entitled "South Junction Road Redevelopment Plan (Block 27, Lot 22)" (the "Redevelopment Plan") for the Study Area pursuant to N.J.S.A. 40A:12A-7f; and

WHEREAS, by Ordinance #19-20, the Township Committee adopted a redevelopment plan entitled "South Junction Road Redevelopment District (SJRR)" prepared by the Township Planner (the "Redevelopment Plan"); and

WHEREAS, the Township Attorney has negotiated the attached Redevelopment Agreement with Junction Road Urban Renewal Associates, LLC as the Redeveloper of the Redevelopment Area in accordance with the Redevelopment Plan.

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

1. The Mayor and Township Clerk are hereby authorized to execute three (3) copies of the attached Redevelopment Agreement, Exhibit "A."
2. Junction Road Urban Renewal Associates, LLC is hereby designated as the Redeveloper of the Redevelopment Area in accordance with the Redevelopment Plan.
3. The Township Clerk is hereby directed to forward three (3) executed copies of the Redevelopment Agreement to Junction Road Urban Renewal Association, Attn: Geoffrey Long at 5 Powell Lane, Collingswood, NJ 08108.

Mayor Kuhl read Resolution #19-180 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-180.
Motion by Gilbert, seconded by Reiner
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-180

A RESOLUTION APPROVING THE LONG-TERM TAX EXEMPTION (LTTE) APPLICATION FOR JUNCTION ROAD URBAN RENEWAL ASSOCIATES, LLC

WHEREAS, by Resolution #19-145 adopted on June 18, 2019, the Township of Raritan designated property located at Block 27, Lot 22 as shown on the Tax Map of the Township of Raritan as "an area in need of redevelopment" (the "Redevelopment Area"); and

WHEREAS, by Resolution #19-169 adopted on July 16, 2019, the Township Committee designated Junction Road Urban Renewal Associates, LLC as the redeveloper (the "Redeveloper") of the Redevelopment Area; and

WHEREAS, the Redeveloper intends to redevelop the Redevelopment area by construction of one hundred (100) affordable rental units (the "Project"); and

WHEREAS, on July 11, 2019, the Redeveloper submitted to the Raritan Township Mayor, (the "Mayor") an application (the "Application") for approval of a financial agreement (the "Financial Agreement") for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTEL"); and

WHEREAS, by letter dated July 12, 2019, a copy of which is annexed hereto as Exhibit "A," the Mayor recommended to the Raritan Township Committee that the Application be approved.

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

1. The Application for approval of a Financial Agreement, attached hereto as Exhibit "B," is hereby approved by the Township Committee, as recommended by the Mayor.
2. The Township Committee shall adopt an ordinance authorizing the execution of a Financial Agreement with Redeveloper in accordance with the LTTEL.

ORDINANCES (INTRODUCTION/FIRST READING)

Mayor Kuhl read by title Ordinance #19-22.

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, NEW JERSEY AUTHORIZING A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF RARITAN AND JUNCTION ROAD URBAN RENEWAL ASSOCIATES, LLC

Mayor Kuhl asked for a motion to introduce Ordinance #19-22 on first consideration.
Motion by Mangin, 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 August 20, 2019.

ORDINANCES (PUBLIC HEARING/FINAL ADOPTION)

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 open public hearing.
Motion by Gilbert, seconded by Hazard
MOTION UNANIMOUSLY CARRIED

There was no public comment.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-21 on final consideration, same to be published according to law.
Motion by Gilbert, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None
ORDINANCE ADOPTED

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

Section 1. Paragraph (B) of Section 5.44.080 entitled "Towing and Storage Rate Schedule" of Chapter 5.44 entitled "Towing" is amended as follows:

B.
Fees may be charged for the following:
...

d. Winching/<u>uprighting</u>, which shall be based upon each [1/2] hour spent performing winching;
...

<u>n. Extra man and truck;</u>

<u>o. Administration Fee.</u>

Section 2. If any section or provision of this Ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. The Ordinance shall take effect upon its adoption, passage and publication according to law.

CORRESPONDENCE

There was no correspondence.

NON-CONSENT

Township Committee Special Meeting Minutes

Mayor Kuhl asked for a motion to approve the Special Meeting Minutes of July 2, 2019.
Motion by Hazard, seconded by Reiner
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

Township Committee Executive Session Meeting Minutes

Mayor Kuhl asked for a motion to approve the Executive Session Meeting Minutes of July 2, 2019.
Motion by Gilbert, seconded by Reiner
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTIONS

Mayor Kuhl read Resolution #19-167 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-167.
Motion by Mangin, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-167

A RESOLUTION DESIGNATING SCHOOL CROSSING GUARDS FOR THE 2019-2020 SCHOOL YEAR

WHEREAS, the Mayor and Township Committee recognize the need in the Township for School Crossing Guards to maintain safe travel for those students who walk to school; and

WHEREAS, candidates for this position of School Crossing Guard have completed or are in the process of completing their crossing guard training in accordance with Raritan Township Rules & Regulations/Policies and Procedures, Volume II, Chapter 14 of Title 40A of the New Jersey Statutes.

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 following persons be designated as School Crossing Guards for 2019-2020:

Regular Guards
Carol Cuccia
Carolyn Goldman
Tanya Lovisa
Roberta Porzilli
Lisa Mazzone
Linda Ruffa
Audrey Rounsaville
Beth Waldron

Substitute Guards
Charlene Santo
Mary Buckley

Mayor Kuhl read Resolution #19-170 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-170.
Motion by Hazard, seconded by Gilbert
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-170

A RESOLUTION AWARDING A CONTRACT TO MORRIS ASPHALT COMPANY, INC. FOR OIL AND STONE TREATMENT ON LEFFLER HILL, HARMONY SCHOOL, BONETOWN, OLD CROTON AND VARIOUS TOWNSHIP ROADS

WHEREAS, the Township of Raritan is in need of oil and stone treatment on Leffler Hill, Harmony School, Bonetown, Old Croton and various Township roads; and

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

WHEREAS, Morris Asphalt Company, Inc., 16 Decker Road, Lafayette, New Jersey, 07848 has been awarded contract #21 Oil and Stone Treatment through the MCCPC; and

WHEREAS, the Superintendent of Public Works recommends that Morris Asphalt Company, Inc. be awarded the contract for and Oil and Stone Treatment; and

WHEREAS, the cost of this will be at the bid price as documented by the MCCPC and appropriated through Ordinance #19-13 and Ordinance #18-23 for the amount of $334,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of Funds #19-16 for oil and stone treatment on Leffler Hill, Harmony School, Bonetown, Old Croton and other various Township roads.

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 oil and stone treatment on Leffler Hill, Harmony School, Bonetown, Old Croton and various other Township roads be awarded to Morris Asphalt Company, Inc., 16 Decker Road, Lafayette, New Jersey, 07848 in the amount of $334,000.00.

Mayor Kuhl read Resolution #19-171 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-171.
Motion by Mangin, seconded by Reiner
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-171

A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW FREIGHTLINER 108SD (WING TRUCK CAB AND CHASSIS ONLY) IN THE PUBLIC WORKS DEPARTMENT

WHEREAS, the Township of Raritan is in need of an additional Wing Truck for the Department of Public Works; and

WHEREAS, Campbell Freightliner LLC, ESC NJ Approval #CH-157 of 1015 Cranbury South River, South Brunswick, NJ 08831 has been awarded contract #17/18-30 and NJ State Approved COOP #65MCESCPS through ESC NJ COOP; and

WHEREAS, the Superintendent of Public Works recommends the purchase of one new Freightliner 108SD (wing truck cab and chassis only) through contract #17/18-30 and NJ State Approved COOP #65MCESCPS through ESC NJ COOP; and

WHEREAS, the cost of this will be at the bid price as documented by the ESC NJ COOP and appropriated through Ordinance #19-13 for the amount of $104,939.93; and

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of funds #19-17 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 Freightliner 108SD (wing truck cab and chassis only) will be purchased through Campbell Freightliner LLC, ESC NJ Approval #CH-157 of 1015 Cranbury South River, South Brunswick, NJ 08831 at the ESC NJ COOP price.

Mayor Kuhl read Resolution #19-179 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-179.
Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

RESOLUTION #19-179

A RESOLUTION AUTHORIZING AWARD OF BID FOR FULL DEPTH RECLAMATION OF BRIDAL PATH DEVELOPMENT – LAURELTON TRAIL AND BELMONT COURT

WHEREAS, on July 11, 2019 at 11:00 a.m. prevailing time, one bid was received for Full Depth Reclamation of Bridal Path Development (Laurelton Trail and Belmont Court); and
WHEREAS, the lowest responsible bid was received from Asphalt Paving Systems, Inc., P.O. Box 530 Hammonton, New Jersey 08037 in the amount of $107,193.25; and

WHEREAS, the Superintendent of Public Works recommends that the bid be awarded to Asphalt Paving Systems, Inc., P.O. Box 530 Hammonton 08037, New Jersey, in the amount of $107,193.25; and

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of Funds #19-18 for reclamation of Bridal Path Development (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 bid for full depth reclamation of Bridal Path Development (Laurelton Trail and Belmont Court), be awarded to Asphalt Paving Systems, Inc., P.O. Box 530 Hammonton 08037, New Jersey in the amount of $107,193.25.

Mayor Kuhl read Resolution #19-172 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-172.
Motion by Reiner, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-172

A RESOLUTION AUTHORIZING THE TOWNSHIP OF RARITAN THROUGH THE RARITAN TOWNSHIP POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE 1033 PROGRAM TO ENABLE THE RARITAN TOWNSHIP POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT

WHEREAS, the United State Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies; and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting law enforcement agency; and

WHEREAS, participation in the 1033 Program allows municipal and county law enforcement agencies to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county law enforcement agencies, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through the 1033 Program.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Raritan Township Police Department is hereby authorized to enroll in the 1033 Program for a one-year period from July 16, 2019 to July 16, 2020.

BE IT FURTHER RESOLVED that the Raritan Township Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include: office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the DLA, if it shall become available in the next twelve months, based on the needs of **the *Raritan Township Police Department***, without restriction.

BE IT FURTHER RESOLVED that the ***Raritan Township Police Department*** shall develop and implement a full training plan and policy for the maintenance and use of the acquired property.

BE IT FURTHER RESOLVED that the ***Raritan Township Police Department*** shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property that may be made available through the 1033 Program until July 16, 2020.

Mayor Kuhl read Resolution #19-181 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-181.
Motion by Gilbert, seconded by Hazard

ROLL CALL VOTE:

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

RESOLUTION #19-181

A RESOLUTION AUTHORIZING THE PART-TIME EMPLOYMENT OF APRIL WALKER AS TAX CLERK

WHEREAS, there exists a vacancy in the Tax Collector's Office for the position of part-time Tax Clerk; and

WHEREAS, the Township Committee of the Township of Raritan wishes to fill this vacancy; and

WHEREAS, interviews have been conducted by the Township Administrator, Donald Hutchins and Tax Collector, Ann Marie Silvia, with applicants interested in this position; and

WHEREAS, Administrator Hutchins recommends April Walker for the position of Tax Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that April Walker is hereby appointed as part-time Tax Clerk at a rate of $19.00 per hour for twenty-five (25) hours per week on average, with the exception of quarterly tax periods as determined by Administration; effective July 16, 2019.

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.

Mayor Kuhl asked for a motion to approve the Consent Agenda.
Motion by Reiner, seconded by Hazard
ROLL CALL VOTE:
AYES: Gilbert, Hazard, Mangin, Reiner, Mayor Kuhl
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #19-173

A RESOLUTION AUTHORIZING THE PARTIAL REFUND FOR PET LICENSE FEES (MACKAY)

WHEREAS, John Mackay has requested the partial refund of pet license fees for two pets due to veteran status in the amount of $21.60; and

WHEREAS, Lisa Fania, Municipal Clerk, recommends a partial refund of pet license fees in the amount of $21.60.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that a partial refund of pet license fees in the amount of $21.60 paid by John Mackay is hereby granted.

RESOLUTION #19-174

A RESOLUTION AUTHORIZING THE PARTIAL REFUND OF CONSTRUCTION PERMIT FEES (POROSKI)

WHEREAS, Stephen Poroski has requested the refund of a permit fee from the Construction Code Office due to veteran status; and

WHEREAS, Danielle Langreder, Assistant Supervisor of Accounts, has submitted a memo dated June 20, 2019 recommending the partial refund of electrical and plumbing permit fees in the amount of $59.00.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that construction permit fees in the amount of $59.00 paid by Stephen Poroski are hereby refunded.

RESOLUTION #19-175

A RESOLUTION AUTHORIZING A REDUCTION OF CASH AND SURETY PERFORMANCE GUARANTEES FOR PULTE HOMES AKA HUNTERDON CREEKSIDE PHASE I

WHEREAS, Pulte Homes of NJ Limited Partnership ("Pulte") posted a Cash Performance Bond in the amount of $1,057,000.74 and a Surety Bond in the amount of $9,513,006.66 in May 2017; and

WHEREAS, Pulte has requested a reduction of its cash and surety bonds; and

WHEREAS, Township Engineer, Antoine Hajjar, has performed a site inspection and recommends the reduction of the Cash Performance Bond to $392,942.28 and the reduction of the Surety Bond to $3,536,480.52; and

WHEREAS, Township Engineer, Antoine Hajjar, recommends the partial return of the Cash Performance Bond in the amount of $664,058.46.

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 Cash Performance Bond posted by Pulte in the amount of $1,057.000.74 be reduced to $392,924.28 and the Surety Bond posted in the amount of $9,513,006.66 be reduced to $3,536,480.52; and

BE IT FURTHER RESOLVED, that a partial release of the Cash Performance Bond in the amount of $664,058.46 is hereby returned.

RESOLUTION #19-176

A RESOLUTION AUTHORIZING A REDUCTION OF CASH AND SURETY PERFORMANCE GUARANTEES FOR PULTE HOMES AKA HUNTERDON CREEKSIDE PHASE II

WHEREAS, Pulte Homes of NJ Limited Partnership ("Pulte") posted a Cash Performance Bond in the amount of $323,443.92 and a Surety Bond in the amount of $2,910,995.28 in May 2017; and

WHEREAS, Pulte has requested a reduction of its cash and surety bonds; and

WHEREAS, Township Engineer, Antoine Hajjar, has performed a site inspection and recommends the reduction of the Cash Performance Bond to $173,785.62 and the reduction of the Surety Bond to $1,564,070.58; and

WHEREAS, Township Engineer, Antoine Hajjar, recommends the partial return of the Cash Performance Bond in the amount of $149,658.30.

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 Cash Performance Bond posted by Pulte in the amount of $323,443.92 be reduced to $173,785.62 and the Surety Bond posted in the amount of $2,910,995.28 be reduced to $1,564,070.58; and

BE IT FURTHER RESOLVED, that a partial release of the Cash Performance Bond in the amount of $149,658.30 is hereby returned.

RESOLUTION #19-177

A RESOLUTION AUTHORIZING A REDUCTION OF CASH AND SURETY PERFORMANCE GUARANTEES FOR PULTE HOMES AKA HUNTERDON CREEKSIDE PHASE III

WHEREAS, Pulte Homes of NJ Limited Partnership ("Pulte") posted a Cash Performance Bond in the amount of $115,917.78 and a Surety Bond in the amount of $1,043,260.02 in May 2017; and

WHEREAS, Pulte has requested a reduction of its cash and surety bonds; and

WHEREAS, Township Engineer, Antoine Hajjar, has performed a site inspection and recommends the reduction of the Cash Performance Bond to $56,754.66 and the reduction of the Surety Bond to $510,791.94 and

WHEREAS, Township Engineer, Antoine Hajjar, recommends the partial return of the Cash Performance Bond in the amount of $59,163.12.

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 Cash Performance Bond posted by Pulte in the amount of $115,917.78 be reduced to $56,754.66 and the Surety Bond posted in the amount of $1,043,260.02 be reduced to $510,791.94; and

BE IT FURTHER RESOLVED, that a partial release of the Cash Performance Bond in the amount of $59,163.12 is hereby returned.

PRIVILEGE OF THE FLOOR

The following members of the public spoke during public comment:

Sharon Winnick, a resident of 20 Monsey Road, expressed concern regarding future development of the Dayton Road property and inquired about putting it back on the Township's Recreational and Open Space Inventory (ROSI).

During public comment, Mayor Kuhl and Committee Member Gilbert commented that Ms. Winnick's concern can be brought before the Open Space Advisory Committee for consideration and mentioned that the current Dayton Road sewer capacity is going to change where there will not be capacity to build.

ADJOURNMENT
Mayor Kuhl asked for a motion to adjourn.
Motion by Reiner, seconded by Mangin
MOTION UNANIMOUSLY CARRIED

Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Lisa Fania

Lisa Fania, RMC
Township Clerk