

**RARITAN TOWNSHIP COMMITTEE
MONDAY, JUNE 5, 2017
MEETING BEGINS AT 6:00 P.M.**

Please Note: A Special Agenda Adding Late Items to the Open or Closed Sessions which Require the Consideration of the Township Committee may be Issued when Necessary

1. **MEETING CALLED:**

Meeting called to order at: _____

2. **ROLL CALL:**

Roll Call	Present	Absent
Richard Chen, Committee Member		
Michael Mangin, Deputy Mayor		
Craig O'Brien, Committee Member		
Lou Reiner, Committee Member		
Karen Gilbert, Mayor		

3. **MEETING ADVERTISED:** Mayor Gilbert advised that the meeting was advertised in the January 11, 2017 issue of the Courier News in accordance with the Open Public Meetings Act and posted on the office bulletin board and the Township Web Site.

3.A **Resolution #17-148 - CLOSED SESSION:**

**Contract Negotiations –
Personnel – Township Clerk Interviews at 6:00 p.m and
6:30 p.m.; Payroll Benefit Coordinator; Fire
Prevention Administrative Assistant;
Municipal Judge Appointment;
Deputy Fire Marshal
Attorney-Client Privilege – Doreen Frega v. Raritan
Township Update
Pending Litigation – Hampton Corner Rd Study**

Mayor Gilbert asks for a motion to adopt Resolution #17-148.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

CLOSED SESSION:

OPEN SESSION:

4. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mayor Gilbert asks all to join in reciting the Pledge of Allegiance to our Flag and 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.

4A. **AMEND/APPROVE AGENDA:** Mayor Gilbert asks the Committee for a motion to amend and/or approve the Agenda.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

4B. **WALMART PRESENTATION OF DONATION**

5. **PUBLIC COMMENT:**

It is the policy of the Township Committee that public comment is limited to three (3) 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.

6. **FINANCIAL ISSUES:**

PAYMENT OF BILLS:

a. Payment of Bills as Listed for Raritan Township: **\$ 12,201,929.13**

Mayor Gilbert asks for a motion to approve the Bill List for Raritan Township.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

7. **REPORTS:**

- a. Engineering/Planning/Zoning Reports
- b. Car Lease Memo for Construction Department
- c. DPW Report
- d. Municipal Court April 2017 Report
- e. Tax Reports for Month Ending May, 2017
- f. Veterans Fee Exemptions

LIAISON REPORTS

- Karen Gilbert – Historians, Finance, Personnel, Planning Board (Class I – Mayor)
- Richard Chen – Finance, Open Space, Parks & Recreation
- Michael Mangin – Planning Board (Class II – Governing Body), RTMUA
- Louis Reiner – Environmental Commission/Green Team, Fire/Rescue/OEM
- Craig O'Brien – Open Space

8. **UNFINISHED BUSINESS:**

- a. Maser Consulting Fee Request

9. **NEW BUSINESS:**

- a. Reduction of Performance Guarantee in the amount of \$380,370.00 to Padero Loaer USA, Inc. (aka SNNJI, Fisher Solar Farm)

10. **ORDINANCES:**

- a. **ORDINANCE #17-10**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$456,361.16 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$432,623.10 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

10. **ORDINANCES: (Continued)**

Mayor Gilbert asks for a motion to adopt Ordinance #17-10 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 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.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

b. **ORDINANCE #17-11**

ORDINANCE REAPPROPRIATING \$45,000.00 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR THE ACQUISITION OF POLICE RADIOS AND THE NEW DRY CHEMICAL FIRE SUPPRESSION SYSTEM FOR THE POLICE DEPARTMENT IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Meeting opened to the public.

Mayor Gilbert asks for a motion to close the public hearing and adopt Ordinance #17-11 on final consideration, same to be published according to law.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

10. **ORDINANCES: (Continued)**

c. **ORDINANCE #17-12**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$527,000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$501,570.00 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Mayor Gilbert asks for a motion to adopt Ordinance #17-12 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 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.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

d. **ORDINANCE 17-13**

AN ORDINANCE AMENDING A "REDEVELOPMENT PLAN" FOR BLOCK 16.02/LOT 41 AND AMENDMENTS AND SUPPLEMENTS TO TITLE 16 OF THE "REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN" WITH SPECIFIC REFERENCES TO EXISTING SECTION 16.22.010, "ESTABLISHMENT OF ZONES", TO EXISTING SECTION 16.22.020, "ZONING MAP", AND TO A NEW SECTION 16.28C WHICH INCLUDES ZONING PROVISIONS FOR A NEW "RJR" RARITAN JUNCTION REDEVELOPMENT DISTRICT GOVERNING THE DEVELOPMENT OF A "RARITAN JUNCTION

Mayor Gilbert asks for a motion to adopt Ordinance #17-13 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 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.

10. **ORDINANCES: (Continued)**

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

e. **ORDINANCE 17-14**

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, TO AMEND AN ORDINANCE ENTITLED REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, AND MORE SPECIFICALLY TO AMEND CHAPTER 16.02-PURPOSE, ADMINISTRATION, AND DEFINITIONS, CHAPTER 16.22 ZONING DISTRICTS ESTABLISHED, CHAPTER 16.64 GENERAL DESIGN AND USE REGULATIONS, CHAPTER 16.68 CONDITIONAL USES, AND SECTION 16.26F PLANNED COMMERCIAL-OFFICE-SERVICE DISTRICT

Mayor Gilbert asks for a motion to adopt Ordinance #17-14 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 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.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

10. **ORDINANCES: (Continued)**

f. **ORDINANCE #17-15**

ORDINANCE REAPPROPRIATING \$20,000.00 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR THE ACQUISITION OF AND INSTALLATION OF FENCING ON OPEN SPACE PROPERTY IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Mayor Gilbert asks for a motion to adopt Ordinance #17-15 on first consideration, same to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 2017 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.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

11. **CORRESPONDENCE**

- a. Open Burning Regulations
- b. League of Municipalities Daily Updates;
- c. NJ DEP Updates
- d. NJ DOT Traffic Advisory re: Route 31 & Route 202 Lane Shift at Flemington Circle

12. **NON CONSENT AGENDA:**

a. **Raritan Township Fire Company Applications:**

- 1) Christian Callahan

Mayor Gilbert asks for a motion to approve the Application for Christian Callahan.

	Moved	Seconded	Ayes	Nays
Roll Call				
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

2) Tyler Mehila

Mayor Gilbert asks for a motion to approve the Application for Tyler Mehila.

	Moved	Seconded	Ayes	Nays
Roll Call				
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

b. **Resolution #17-129 – Authorization to Employ Deborah Reynolds as Full Time Fire Prevention Administrative Assistant**

Mayor Gilbert asks for a motion to adopt Resolution #17-129.

	Moved	Seconded	Ayes	Nays
Roll Call				
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

c. **Resolution #17-136 – Authorization to Employ Kristi Gano as Full Time Payroll/Benefits Coordinator**

Mayor Gilbert asks for a motion to adopt Resolution #17-136.

	Moved	Seconded	Ayes	Nays
Roll Call				
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

12. **NON CONSENT AGENDA: (Continued)**

d. **Resolution #17-143 – Appointment of Township Clerk**

Mayor Gilbert asks for a motion to adopt Resolution #17-143.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

e. **Resolution #17-146 – Authorizing the Contract Extension to Gabel Associates for Energy Aggregation**

Mayor Gilbert asks for a motion to adopt Resolution #17-146.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

f. **Resolution #17-147 – State of New Jersey, Department of Environmental Protection Green Acres Grant Enabling Resolution**

Mayor Gilbert asks for a motion to adopt Resolution #17-147.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

12. **NON-CONSENT AGENDA: (Continued)**

g. **Resolution #17-138 - Authorizing Flemington Food Pantry Shed**

Mayor Gilbert asks for a motion to adopt Resolution #17-138.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

13. **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 Meeting Minutes: May 2, 2017

Resolutions:

- a. **Resolution #17-131 – Liquor License Renewal – Croton Rod & Gun Club**
- b. **Resolution #17-132 – Liquor License Renewal – CRI Flemington, Inc., Chimney Rock Inn**
- c. **Resolution #17-133 – Liquor License Renewal – Apple Food Service of Flemington, Applebees**
- d. **Resolution #17-134 – Liquor License Renewal – Chili’s Grill & Bar**
- e. **Resolution #17-135 – Liquor License Renewal – Longhorn Steakhouse**
- f. **Resolution #17-137 – Authorizing the Reduction of a Performance in the Amount of \$380,370.00 to Padero Loer**

13. **CONSENT AGENDA: (Continued)**

- g. **Resolution #17-150 – Liquor License Renewal – ANTSUL-BWWVI
t/a Buffalo Wild Wings**
- h. **Resolution #17-139 – Liquor License Renewal – Copper Hill Country
Club**
- i. **Resolution #17-140 – Tax Refund**
- j. **Resolution #17-141 – Liquor License Renewal – Penns-Raritan t/a
Raritan Wine & Spirits**
- k. **Resolution #17-142 – Liquor License Renewal – Jake’s**
- l. **Resolution #17-144 – Return of Inspection Escrow Fee to Beazer
Homes - \$560.50**
- m. **Resolution #17-145 – Return of Developers Escrow Fee to Beazer
Homes - \$64.69**

Mayor Gilbert asks for a motion to adopt the Consent Agenda.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

14. **PRIVILEGE OF THE FLOOR:** Anyone may address the Committee on any issue for three (3) minutes.

15. **Resolution #17-149 - CLOSED SESSION:**
Contract Negotiations –
Personnel – Township Clerk Interviews – 6:00 p.m.
and 6:30 p.m.; Payroll Benefit Coordinator;
Fire Prevention Administrative Assistant;
Municipal Judge Appointment;
Deputy Fire Marshal
Attorney-Client Privilege – Doreen Frega v. Raritan
Township Update
Pending Litigation –Hampton Corner Rd Study

Mayor Gilbert asks for a motion to adopt Resolution #17-149.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

16. **CLOSED SESSION**

17. **OPEN SESSION**

18. **FURTHER ACTION**

19. **ADJOURNMENT:**

Mayor Gilbert asks for a motion to adjourn the meeting.

Roll Call	Moved	Seconded	Ayes	Nays
Richard Chen, Committee Member				
Michael Mangin, Deputy Mayor				
Craig O'Brien, Committee Member				
Lou Reiner, Committee Member				
Karen Gilbert, Mayor				

Meeting adjourned at: _____