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**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

RESOLUTION #17-160

WHEREAS, the present acting clerk, Rose Sollena and the Deputy Clerk Kristi Gano were unable to attend the June 20,2017 Township Committee Meeting of the Township of Raritan; and

WHEREAS, the Township of Raritan is therefore in need of filling the position of Acting Clerk for the Township Committee Meeting of June 20,2017; and

WHEREAS, the Township Committee of the Township of Raritan had appointed Lisa Fania, RMC as Clerk of the Township of Raritan commencing on June 26,2017; and

WHEREAS, Lisa Fania, RMC has agreed to fulfill the position of Acting Township Clerk for the meeting of June 20,2017.

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Township Committee of the Township of Raritan, Hunterdon County , State of New Jersey that Lisa Fania, RMC is hereby appointed as Acting Clerk for Township Committee meeting of June 20,2017.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20,2017.

Rose Sollena, RMC/CMC
Acting Township Clerk

3B

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-162

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: Francavilla Property Purchase Block 43 Lot 2, Bowlby Block 72.07 Lot 81, Block 71 Lot 19.02 and Block 71 Lot 19; Ad Hoc Rec Committee
 - b) Personnel: Registrar Compliment
 - c) Attorney Client Privilege: Verizon Wireless Application to use Municipal Right of Way; Positive Pay Check Fraud Protection
 - d) Pending Litigation: Mid American Salt LLC vs. Morris County Cooperative Pricing Council et al.

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.

3. The Committee will come back into Regular Session and may take further action.
4. This Resolution shall take effect immediately.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing Resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena
Acting Township Clerk

List of Bills - (All Funds)

Vendor	Description	Current Fund	Payment	Check Total
1692 - A & S HYDRAULICS		PO 4165 #65 boom swing cylinders rebuilt	475.00	475.00
4586 - ALLEN PAPER CO		PO 4121 Janitorial Supplies	461.00	461.00
1232 - AT&T		PO 4209 5/2017	495.49	495.49
4581 - BEN SHAFFER RECREATION INC		PO 4157 Pedestal grill 3/16" thick 15" x 28	527.00	527.00
728 - CARTRIDGE WORLD		PO 4099 INK/TONER	299.96	299.96
1752 - CENTURYLINK-PAYPHONES		PO 4211 5/2017	50.00	50.00
4396 - CHAMPION TIRE		PO 4187 # 80 Tire repair parts	19.90	19.90
799 - CINTAS CORP		PO 4148 Medical Supplies	286.99	286.99
303 - COOPER ELECTRIC		PO 4154 Medical Supplies	277.27	277.27
196 - GANNETT NJN		PO 4150 Light Bulbs	70.50	70.50
		PO 4066 Legal Ad	10.75	10.75
		PO 4202 Legal Ad	12.47	12.47
1318 - DAVE'S FLEMINGTON COLLISION		PO 4182 50 Floor repair parts	314.00	314.00
4481 - DAVID FABIANO		PO 3339 B-2017 MILEAGE REIMBURSEMENT	36.89	36.89
218 - DELTA DENTAL PLAN NJ INC		PO 3726 Blanket - Dental	16,796.56	16,796.56
1048 - DEMPSEY UNIFORM & LINEN SUPPLY		PO 4155 May	137.93	137.93
236 - DITSCHMAN/FLEMINGTON FORD		PO 4193 308 seat belt repair	307.39	307.39
4405 - DIV OF CRIMINAL JUSTICE ACAD		PO 4122 Patrol Rifle Instructors Course, Pt	800.00	800.00
2347 - DON LONGO INC		PO 4198 Lift Inspections	300.00	300.00
384 - EVERTEK		PO 4159 Rechargeable Flash light Batteries	70.00	70.00
285 - FEDEX		PO 4181 Shipping Charges	74.78	74.78
		PO 4247 Shipment to Oxford	26.94	26.94
873 - FLEMINGTON CHEVROLET		PO 4195 21-17 Police seat belt	96.41	96.41
301 - FLEMINGTON CHRYSLER DODGE		PO 4194 21-24 Police	180.76	180.76
302 - FLEMINGTON DEPARTMENT STORE		PO 4173 Summer Help Boots	100.00	100.00
315 - FLEMINGTON SUPPLY CO		PO 4164 # 65 Gate drain	32.82	32.82
4563 - GREATAMERICA FINANCIAL SRVC		PO 3859 B-COPIER FEES FOR 2017	1,564.00	1,564.00
2786 - H. JOHN BORST		PO 3340 B - 2017 MILEAGE REIMBURSEMENT	14.26	14.26
3510 - HARRY HAUSHALTER, ESQ.		PO 3435 DECEMBER 2016	3,117.50	3,117.50
1833 - HMC- OCCUPATIONAL HEALTH		PO 4116 Drug Screening	114.00	114.00
3914 - HOME DEPOT CREDIT SREV		PO 4118 Sign Material	15.94	15.94
4286 - NORTH JERSEY NEWSPAPERS		PO 4236 Subscription	49.99	49.99
3725 - HUNTERDON COUNTY		PO 4112 Envelopes	62.50	62.50
430 - INTERSTATE BATTERY SYSTEM		PO 4095 Smart car & Emergency Managemen	220.90	220.90
		PO 4185 Batteries	235.90	235.90
1986 - JAMES P. CHALUPA		PO 4210 PERC WITNESS 06/01/17 - 06/08/17	696.16	696.16
2795 - KOLLMER EQUIPMENT		PO 4111 # 150 Blades and sharpen	357.00	357.00
1082 - MAACO		PO 3963 Police, Paint 21-4 for Donaruma	884.90	884.90
5 - MCMASTER-CARR SUPPLY CO.		PO 4184 Barrel cable	68.57	68.57
562 - MGL PRINTING SOLUTIONS		PO 4042 WINDOW ENVELOPES	175.50	175.50
4061 - NAPA		PO 4108 Vehicle & equipment Repair Parts	448.32	448.32

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List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
1395 - NAPCO	PO 4175 Service & Repair Parts	813.71	1,262.03
3121 - NATIONAL PARTS SUPPLY	PO 3386 Blanket - Engineering Large Format	268.12	268.12
	PO 4107 Vehicle Repair Parts	1,478.00	
	PO 4176 Service & Repair Parts	290.15	1,768.15
641 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 4156 Full & Part Time Employment Ad	110.00	
	PO 4189 League Magazine Subscriptions	160.00	270.00
	PO 4163 # 56 leafer Impeller	1,093.65	1,093.65
1891 - OLD DOMINION BRUSH CO	PO 4177 Supplies	328.41	328.41
781 - ONE SOURCE OF NJ LLC	PO 3415 B-2017 HEALTH INSURANCE	173,501.95	173,501.95
4514 - OXFORD HEALTH PLANS	PO 4109 # 63 hose update	138.42	
2055 - POWERCO INC	PO 4190 # 63 Hyd repair	23.81	162.23
	PO 4167 Torch Bottles	49.08	
4049 - PRAXAIR	PO 4196 Gas Bottle rent	61.50	110.58
	PO 3900 Window Envelopes for Tax Bills	649.00	649.00
2228 - PSI	PO 4168 Shop Air Comp Ultrasonic test	423.00	423.00
4588 - PTL TESTING LABORATROY INC	PO 4183 Trailer repair	57.30	57.30
1996 - R & H TRUCK PARTS & SERVICE	PO 4117 Gasoline	2,221.67	
673 - RACHLES/MICHELE'S OIL CO	PO 4153 Gasoline	2,127.32	4,348.99
	PO 3517 B- COPIER RENTAL FOR 2017	267.00	267.00
3973 - RICOH USA, INC	PO 4115 Cleaning	72.00	72.00
4513 - ROYAL FLUSH	PO 4037 Give PO to John w/Tax ID form	261.35	261.35
4575 - REED CONSTRUCTION	PO 4124 Recycling Certification	1,952.00	1,952.00
3436 - RUTGERS UNIVERSITY	PO 4060 Instructor Fees - Benz CPR	10.00	10.00
3984 - RVESQUE	PO 163 SYSTEM UPGRADE INSTALL	370.00	370.00
3252 - SAFRAN MORPHOTRAK	PO 4151 Basketball Court Repair	327.96	327.96
2245 - SEALMASTER	PO 4106 Municipal Carpet Cleaning	2,624.29	2,624.29
3801 - SERVICEMASTER CLEAN	PO 4061 Vehicle Detail 21-03	100.00	100.00
828 - SHAMMY SHINE CAR WASHES	PO 4004 Air Conditioning Machine Repair	799.00	799.00
4579 - SNAP ON EQUIP, INC	PO 4082 PM Profile BP Blk Pens	71.06	71.06
3473 - STAPLES - ADMIN	PO 4113 Asphalt	828.85	
4528 - STAVOLA FLEMINGTON ASPHALT	PO 4171 Asphalt	835.41	1,664.26
	PO 4192 0156 Mower link	293.27	293.27
834 - STORR TRACTOR, INC	PO 4114 Paint Supplies	27.89	27.89
840 - STRYKERS PAINT STORE	PO 4244 Certification Renewal Fee	50.00	50.00
1617 - TREASURER, ST OF NJ	PO 4101 BUS TRIP - HISTORICAL COMMISSION	100.00	100.00
3496 - TRIPLE D TRAVEL	PO 4186 Sweeper Gutter Brushes 36 &20	1,745.44	1,745.44
3187 - TRIUS INC	PO 4120 Park Spraying	6,938.00	6,938.00
3804 - TRU GREEN CHEMLAWN	PO 4208 5/2017 - CARS	597.65	597.65
2142 - VERIZON WIRELESS	PO 4162 #20 suction Hose	732.17	732.17
868 - W E TIMMERMAN CO INC	PO 4038 Office Supplies	189.85	
4090 - WB MASON	PO 4043 Office Supplies	129.37	319.22

SA

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
	Trust		
4079 - CENTRAL JERSEY HSG RESOURCE	PO 3270 B-2017 COAH SERVICES	3,755.50	3,755.50
2771 - FLEMINGTON SOUTH GARDENS	PO 3259 B-2017 COAH	6,906.96	6,906.96
3526 - LOCKTOWN VETERINARY SERVICES	PO 4098 RABIES CLINICS FOR 2017	1,420.00	1,420.00
4568 - THOMAS RODRIGUEZ ASSOC	PO 4100 APPRAISAL REPORTS	7,800.00	7,800.00
	General Capital		
3495 - DANIELLE LANGREDER	PO 4203 PETTY CASH - IPAD PEN W/HOLDER	11.98	11.98
4528 - STAVOLA FLEMINGTON ASPHALT	PO 4171 Asphalt	144.63	144.63
	TOTAL		253,442.97
Summary By Account			
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR NON-BUDGETARY CREDIT
01-101-01-000-001	CASH TD BANK		
01-201-20-100-200	TOWNSHIP ADMINISTRATOR O/E	46.94	
01-201-20-101-200	POSTAGE & PHOTOCOPYING	2,099.12	
01-201-20-110-200	GOVERNING BODY - OE	100.00	
01-201-20-120-200	TOWNSHIP CLERK - OE	933.52	
01-201-20-130-200	FINANCIAL ADMINISTRATION OE	175.50	
01-201-20-145-200	TAX COLLECTOR OE	699.00	
01-201-20-150-200	TAX ASSESSOR OE	112.49	
01-201-20-155-200	LEGAL SERVICES OE	3,117.50	
01-201-20-165-200	ENGINEERING SERVICES	449.33	
01-201-20-175-200	HISTORICAL COMMISSION	100.00	
01-201-21-185-200	ZONING BOARD OE	23.22	
01-201-22-195-200	CONSTRUCTION OFFICIAL OE	95.14	
01-201-23-220-200	GROUP INSURANCE	190,298.51	
01-201-25-240-200	POLICE OE	984.78	
01-201-26-290-200	ROAD REPAIR & MAINTENANCE OE	3,607.09	
01-201-26-306-200	P.E.O.S.H.A. ROADS OE	114.00	
01-201-26-310-200	PUBLIC PROPERTY (B&G) OE	3,321.61	
01-201-26-315-200	VEHICLE MAINTENANCE OE	12,903.04	
01-201-27-330-200	BOARD OF HEALTH OE	71.06	
01-201-28-375-200	PARK MAINTENANCE OE	8,100.07	
01-201-31-440-200	UTILITIES	5,492.13	
01-203-22-195-200	(2016) CONSTRUCTION OFFICIAL OE		189.85
01-204-55-000	Accounts Payable		370.00

CA

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	Current Fund	232,844.05	189.85	370.00	233,403.90
03-101-01-000-001	Checking TD Bank			0.00	19,882.46
03-286-10-110-004-000	Reserve for Animal			1,420.00	
03-286-10-110-006-000	COAH Trust			10,662.46	
03-286-10-110-011-000	Reserve for Open Space			7,800.00	
TOTALS FOR	Trust	0.00	0.00	19,882.46	19,882.46
04-101-01-000-001	Checking TD Bank			0.00	156.61
04-215-56-998-000	ORD 16-10 VARIOUS CAPITAL EQUIP & IMPROV			156.61	
TOTALS FOR	General Capital	0.00	0.00	156.61	156.61

Total to be paid from Fund 01 Current Fund 233,403.90
 Total to be paid from Fund 03 Trust 19,882.46
 Total to be paid from Fund 04 General Capital 156.61
 =====
 253,442.97

Checks Previously Disbursed

52617	RARITAN TWP PAYROLL AGENCY	PO# 4207	PAYROLL 5/26/17	294,574.78	5/26/2017
52617	RARITAN TWP PAYROLL AGENCY	PO# 4207	PAYROLL 5/26/17	2,324.88	5/26/2017
20317	RARITAN TWP PAYROLL AGENCY	PO# 4206	PAYROLL 2/3/17	297,680.55	2/03/2017
20317	RARITAN TWP PAYROLL AGENCY	PO# 4206	PAYROLL 2/3/17	7,713.93	2/03/2017
29104	CORELOGIC REAL ESTATE TAX SERV	PO# 4205	REFUND - 2ND QRT 2017 TAXES	3,345.54	6/12/2017
				605,639.68	
	Total paid from Fund 01 Current Fund			595,600.87	
	Total paid from Fund 03 Trust			10,038.81	

GA

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
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605,639.68

Total for this Bills List: 859,082.65

List of Bills - (0110101000001) CASH TD BANK
Current Fund

Check#	Vendor	Description	Payment	Check Total
0	3886 - READING FIRE EQUIPMENT	PO 3918 GEAR REPAIR	673.74	673.74
1	3984 - RVESCU	PO 3806 TRAINING	300.00	300.00
TOTAL				973.74

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	CASH TD BANK	300.00		0.00	973.74
01-201-25-256-200	P.E.O.S.H.A.-FIRE CO.	673.74			
01-201-25-265-200	FIRE COMEANY				
TOTALS FOR	Current Fund	973.74	0.00	0.00	973.74

Total to be paid from Fund 01 Current Fund

973.74

973.74

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**Animal Control
Monthly Report: May 2017
Raritan Twp**

Total Calls: 30

Bite Cases: 6

Enforcement Calls: 1

Other Reports: 7

Stray Animal Calls: 7

Stray Animals Impounded: 1

Wildlife Calls: 9



RARITAN TOWNSHIP MEMORANDUM

7C

DATE: JUNE 12, 2017
TO: MAYOR AND TOWNSHIP COMMITTEE
DON HUTCHINS, ADMINISTRATOR
BILL PANDOS, CERTIFIED FINANCIAL OFFICER
ROSE SOLLENA, ACTING TOWNSHIP CLERK
CAROL BARBATI, ADMINISTRATIVE ASSISTANT
FROM: BRION FLEMING, SUPERINTENDENT OF PUBLIC WORKS
RE: CREW CHIEF POSITION

With the recent promotion of Brian Taggart to Road Supervisor the DPW is need of an employee to fill the Crew Chief position previously held by Brian Taggart.

After posting the position internally and reviewing the applications John Brown was selected to replace Brian Taggart as DPW Crew Chief. John Brown was a crew chief in the past and has been in good standings with the DPW as a crew chief.

I would like to have John Brown begin his probationary period on June 21, 2017. John Brown will go through his probationary period and upon completion of 60 working days be evaluated before he moves onto full time Crew Chief.



RARITAN TOWNSHIP MEMORANDUM

7D

DATE: MAY 26, 2017
TO: ALL TOWNSHIP DEPARTMENT HEADS
FROM: BRION FLEMING, SUPERINTENDENT OF PUBLIC WORKS
RE: PAPER RECYCLING

In an effort to recycle more within the Township buildings we will be providing each desk with a recycle bin for PAPER ONLY. When each bin is full the employee will need to empty their bin into larger gray bins located in the administration copy room. We will be emptying these bins weekly. Please submit a request on FacilityDude if you notice the bins in the copy room are full. Thank you for your cooperation.

TOWNSHIP OF RARITAN

HUNTERDON COUNTY, NEW JERSEY

ORDINANCE#17-08

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, NEW JERSEY, AMENDING TITLE 3 ENTITLED "REVENUE AND FINANCE" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN TO INCLUDE CERTAIN FEE EXEMPTIONS FOR VETERANS.

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

Section 1 Chapter 3.16 entitled "Fee Exemptions for Active Police, Fire and Rescue Members" of Title 3 entitled "Revenue and Finance" of *The Revised General Ordinances of the Township of Raritan* is hereby amended to read as follows:

CHAPTER 3.16 FEE EXEMPTIONS FOR ACTIVE POLICE, FIRE AND RESCUE MEMBERS, AND VETERANS

3.16.010 Intent.

A resident of Raritan Township who is (i) an active voluntary member and is in the Raritan Township Fire Company, the Flemington-Raritan First Aid and Rescue Squad, or the Flemington Borough Fire Department, [and] a resident of Raritan Township who is] or (ii) a member of the Raritan Township Police Department, or (iii) a United States veteran as defined by this Section shall be exempt from the fees set forth in Section 3.999.010 with the following exceptions: any fee that is collected and paid to the State of New Jersey, Hunterdon County or any other governmental entity that is not the Township of Raritan; construction code fees; public record request fees; returned check fees; soil log testing fees; [and] subdivision fees; site plan fees and escrow fees for professional services. An active voluntary member means a person who has been so designated by the governing body of the emergency service organization and who is faithfully and actually performing volunteer service in that organization.

For purposes of this Section, a United States veteran shall be defined as follows:

1. A person currently serving in the United States Army, Navy, Air Force, Marines or Coast Guard, or their reserve components, or the Army National Guard or the Air National Guard; or
 2. A person having served in the United States Army, Navy, Air Force, Marines or Coast Guard for a minimum of four (4) years and having received a general discharge or higher;
- or

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Ordinance #17-08
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3. A person having served in any combination of United States Army, Navy, Air Force, Marines or Coast Guard, or their reserve components, or the Army National Guard or the Air National Guard for a minimum of six (6) years and having received a general discharge or higher.

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.

Note to Codifier: language in brackets [] is to be deleted from the original text. Underlined language is new language to the original text.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

William Bray
Acting Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on April 4, 2017 and the same was then ordered to be published according to law with a public hearing and a vote, scheduled for the meeting of May 2, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Raritan Township (Flemington), N.J. at which time all interested persons will be heard.

William Bray
Acting Township Clerk

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CHAPTER 3.999 FEE SCHEDULE

3.999.010 Fee Schedule.

Fee Schedule

Description	Section Number	Amount
Alarm system	8.04.040(D)	
change or reregister for new owners		\$10.00
registration		\$10.00
Alcoholic Beverage Control Licenses	5.08.030(B)	
club		\$188.00 per year
hotel/motel		\$2,500.00 per year
Plenary retail consumption		\$2,500.00 per year
Plenary retail distribution		\$2,500.00 per year
Board of Health		
licenses:	17.08.050	
application to alter existing water supply (includes cost of inspection)		\$10.00
construction of new water supply (includes cost of inspection)		\$40.00
reinspection of water supply or part caused by failure of permittee to locate and construct or alter in accordance with permit terms		\$5.00
Vital Statistics Fees:		
Certified Copies of Birth, Marriage and Civil Union and Domestic Partnership		\$25.00 each
Certified Copies of Death Certificates		\$10.00 each
Marriage, Remarriage, Civil Union License		\$28.00 each
Domestic Partnership License		\$28.00 each
schedule	17.44.030	See § 17.44.030
Business license transfers	5.04.070	\$5.00
Certification of documents		See § 2.100.020
Certified list of names from current tax duplicates, required to give notice of hearing on an application for development	16.08.050(A)(3)	\$.25 per name or \$10.00 whichever is more
Certified property owners list		See § 2.100.020

Description	Section Number	Amount
Coin-operated amusement device, operator	5.16.050	\$50.00 per year
Community garden fee		
For one year	Ord. 12-4	\$30.00
Senior Citizens (65 years or older)		20.00
Subsequent and new profit organizations		no fee

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Schools and non-profit organizations		no fee
Conditional use application	16.08.090(G)	\$100.00 plus appropriate
Construction code	15.04.030	See Section 15.04.030
Computer disk copies of Township Minutes	Ord. 10-23	\$1.00 per disk
Copies—in person and by mail		See § 2.100.020
Curb construction or alteration permit	12.20.010	\$20.00
Disposal of tires at Recycling Center	Ord. 04-37	\$5 for car size
	Ord. 04-37	\$7 for truck size
Documents and research, miscellaneous		See § 2.100.020
Dog/cat license/registration	6.04.020	
not spayed, neutered	Ord. 07-4	\$15.00 per year
spayed, neutered	Ord. 07-4	\$12.00 per year
duplicate license registration tag		\$.50
renewal after 5/31, late fee	Ord. 06-16	\$25.00
replacement license/registration tab		\$.50
Driveway construction or alteration permit	12.20.010	\$20.00
Excavation		
house connection	12.24.050(S)	\$50.00 per opening
opening in road pavement shoulder or bank	12.24.050(R)	\$50.00 per opening up to 5 feet
permit application	12.24.040	\$2.00
		\$10.00 per additional foot
Grading permit for certification of soil erosion and sediment control plans	16.82.140	\$50.00
Facsimiles		See § 2.100.020
Floodplain certificate	16.84.100	\$15.00
Food establishment, retail	17.49.030	
permanent		
food establishments		\$250.00
supermarkets		\$350.00
temporary		
one to three-day event		\$110.00
over three-day event		\$160.00
Information, noncurrent		See § 2.100.020

Description	Section Number	Amount
Junkyard license	5.20.020	\$25.00 per year
Kennel, annual fee	6.04.030(B)	
10 animals or less		\$10.00
more than 10 animals		\$25.00

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Description	Section Number	Amount
Life hazard uses permit	8.16.040	
Type 1		\$25.00
Type 2		\$100.00
Type 3		\$200.00
Type 4		\$300.00
Type 5		\$1,000.00
Newsrack		
application	12.36.040(A)	\$30.00
renewal	12.36.040(B)	\$15.00 per year
Non-Recycling Permits (6 drop-offs) replacement (2 drop-offs-1 replacement only)	Ord. 06-35 Ord. 09-6 Ord. 10-11	\$30.00 per year \$30.00
Notices—agenda by mail		See § 2.100.020
Pet shop, annual fee	6.04.030(B)	\$10.00
Pig, application to keep	17.32.040	\$25.00
Police reports		See § 2.100.020
Pool or billiard table	5.28.050	\$50.00 each per year
Public assembly license application	8.28.030	\$300.00
license	8.28.080	\$50.00 for each 100 people
Public records, copies, off-site	2.92.030	\$15.00 per day
Recreation area	12.48.040	
baseball/softball, soccer at Lenape Park		
non-Township resident/organization		\$100.00 per field, per game \$2,000.00 per field, per season
Township resident/organization		\$15.00 per field, per game \$300.00 maximum per season
basketball		
Township resident/organization		\$100.00 per court, per season 2 hour max
non-Township resident/organization cannot reserve		\$100.00 per court, per season 2 hour max
baseball, softball, & soccer fields at Mine Brook Park	Ord. 06-37	
Township resident/organization	Ord. 06-37	\$15 per field, per game \$300 per field, per season
Description	Section Number	Amount
Non-Township residents/organizations	Ord. 06-37	\$30.00 per field, per game \$600.00 per field, per season
Recycling permits-yearly (upto 3 stickers) Replacement recycling permits for 1 to 3 stickers	Ord. 06-35 Ord. 10-12	\$5.00 \$5.00
Reproduction of the historical film – "A Man & His Land"	Ord. 03-23 Ord. 10-23	\$4.00 per disk

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Returned checks		See § 2.100.020
Searches		See § 2.100.020
sign permits:		
ground sign		\$30.00
temporary sign		\$10.00
wall sign		\$30.00
Site plan review and inspection	16.20.050	See § 16.20.050
Soil log testing, permeability	17.40.020	See § 17.40.020
Special events application	5.36.040	\$50.00
Special meeting request	16.08.090(J)	\$1,000.00
Special road event application	8.32.020	\$50.00
Subdivision		
application	16.18.050	See § 16.18.050
approval certificate copies	16.08.090(H)	\$10.00
Subpoena of Township employees		See § 2.100.020
Subsurface sewage disposal	17.44.030	\$35.00
Swimming pool operation license	17.36.060	\$25.00 per year
Tax bills and photographs, duplicates		See § 2.100.020
Tent erection	15.08.090	
below 10,000 cubic feet		\$3.00
above 10,000 feet		\$5.00
Toilets, portable chemical	17.16.030	
permit application		\$20.00
permit		\$5.00 each toilet
renewal		\$20.00 and \$5.00 each toilet
Towing		
Description	Section Number	Amount
application	5.44.040	
initial		\$150.00
renewal		\$100.00
rates	5.44.080, Ord. 07-38	
basic towing services, first mile or less		
days (8:00 a.m. to 4:30 p.m.)		\$80.00 first mile or less
nights, weekends and N.J. state		\$95.00 first mile or less
holidays		

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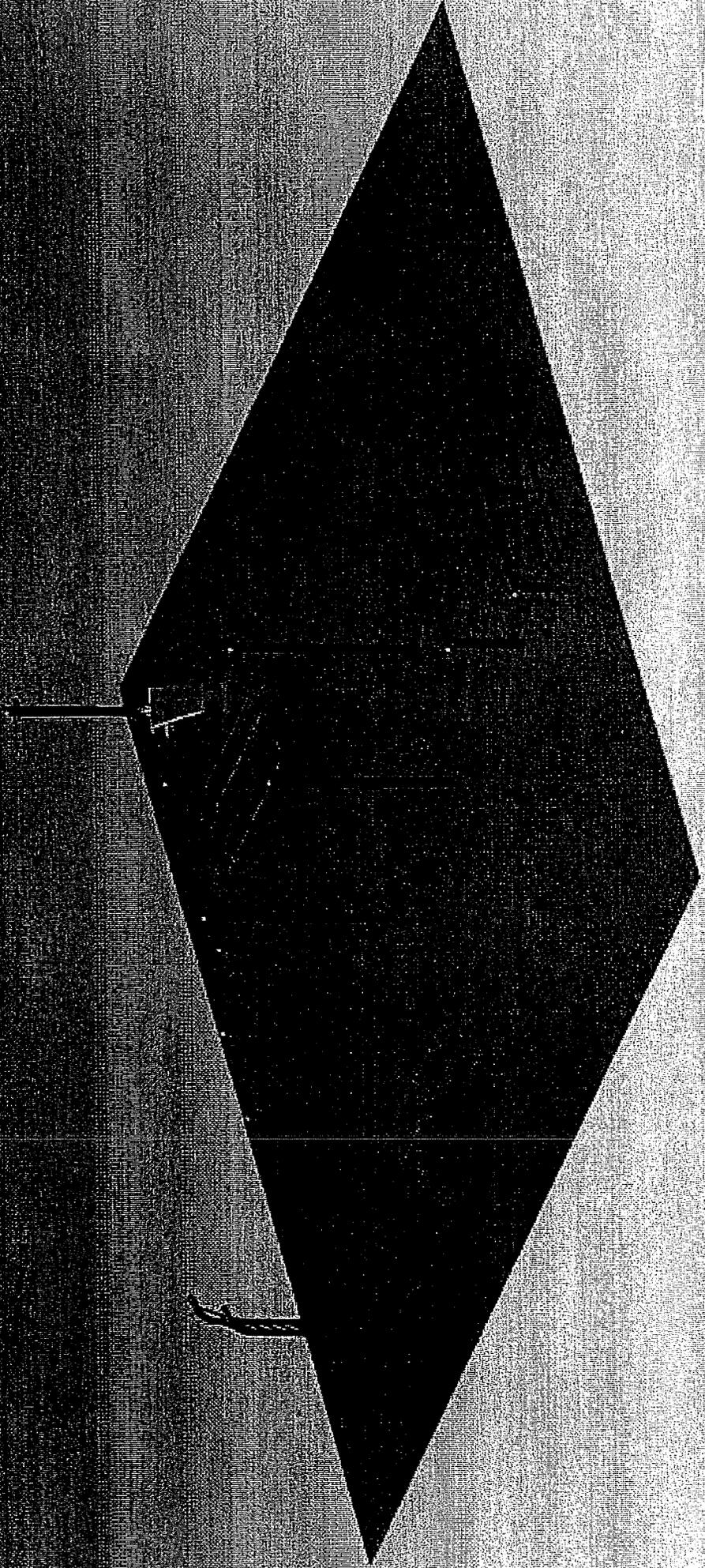
each additional mile		\$4.00 (loaded)
storage: not to exceed 30 days	Ord. 07-38	
inside storage per 24 hours (must be requested)		\$40.00
outside storage per 24 hours		\$30.00
other services: see Section 5.44.080	Ord. 07-38	
Transcripts		See § 2.100.020
Transient merchant		
application	5.24.080	\$40.00—1 year or part
bond	5.24.070	\$500.00
		\$25.00—renewal for 1 year or part
Transportation improvement district 1	16.16.070	See § 16.16.070
Variance application	16.78.050	See § 16.78.050
Vehicle impoundment (Police lot)	8.20.080	\$6.00 per day of storage
Vending machines, food and beverage	17.28.060	
license		\$10.00 per machine per year
permit		\$10.00 per year
Zoning permits: For decks, fences, sheds, finished basements, interior renovations, oil tanks, A/C units, and other accessory structures;		\$30.00
For Additions: For Single Family Residential (new structure) For Multi-Family/Attached Residential (new structure) For Commercial - nonresidential (new structure)	16.08.090(l)	\$50.00 \$150 \$100/unit \$250
certificate of reoccupancy	16.08.090(k)	\$20.00

TITLE 3 REVENUE AND FINANCE

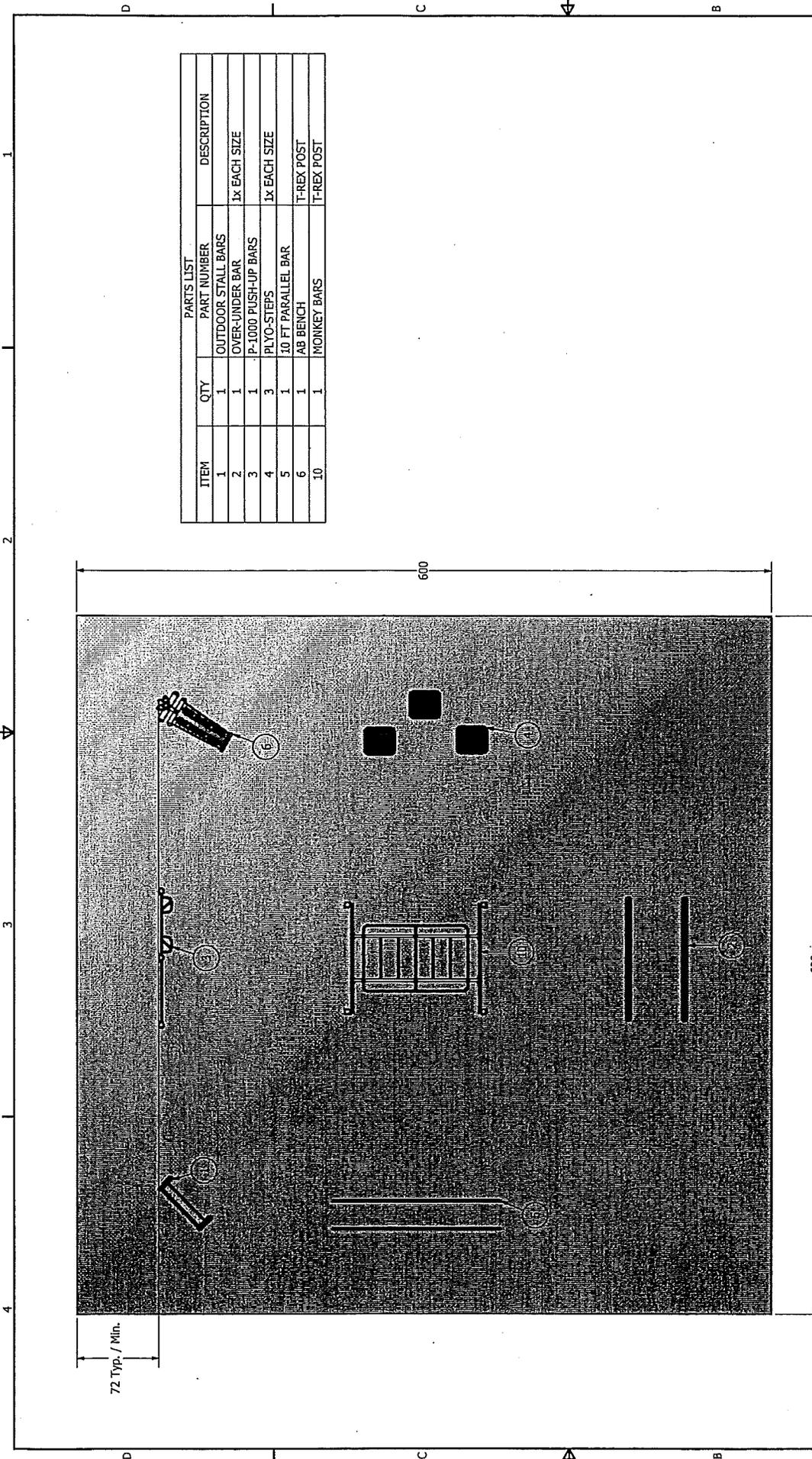
Published by ClerkBase

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PARTS LIST			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	OUTDOOR STALL BARS	1X EACH SIZE
2	1	OVER-UNDER BAR	1X EACH SIZE
3	1	P-1000 PUSH-UP BARS	1X EACH SIZE
4	3	PLYO-STEPS	1X EACH SIZE
5	1	10 FT PARALLEL BAR	T-REX POST
6	1	AB BENCH	T-REX POST
10	1	MONKEY BARS	T-REX POST



MADE IN THE USA

DRAWN BenjaminC	08/10/16	DIMENSIONS ARE IN INCHES
CHECKED		
QA		TITLE
PHG		OPEN SPACE EQUIPMENT LAYOUT
APPROVED		
		SIZE
		C
		DWG NO
		FP-012
		SCALE
		1/60
		SHEET 1 OF 1

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Record and Return to:

Rose Sollena, Clerk
Raritan Township
One Municipal Drive
Flemington, NJ 08822

**AMENDMENT TO
DRAINAGE EASEMENT No.1
(Lot 16 in Block 9)**

(Now or about to be known as Lot 16.03 in Block)

THIS AMENDED EASEMENT is made on the _____ day of _____, 2017, between:

HEALTHQUEST OF CENTRAL JERSEY, L.L.C., A Limited Liability Company of the State of New Jersey, having an address at _____, Flemington, New Jersey 08822, hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation), and

THE TOWNSHIP OF RARITAN, a municipal corporation of the State of New Jersey, having its principal offices at One Municipal Drive, Flemington, New Jersey 08822, hereinafter called the "Grantee".

W I T N E S S E T H:

WHEREAS, Grantor is the fee simple title owner, on or before the date of recordation hereof, of that certain tract of

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land lying and being in the Township of Raritan, County of Hunterdon and State of New Jersey, which tract of land is identified as Lot 16 in Block 9 (now or about to be known as Lot 16.03 in Block 9) on the Tax Map of the Township of Raritan, located on Route 31 North, Flemington, New Jersey 08822, ("Property"); and

WHEREAS, Grantor conveyed to Grantee DRAINAGE EASEMENT No.1, dated August 26, 2008, and recorded in the Hunterdon County Clerk's Office on September 19, 2008, in Book 2217 of Deeds at page 818;

WHEREAS, The Villages at Raritan, LLC, on November 28, 2016, received approval for preliminary and final site plan and minor subdivision for the Property located in the CCR (Commercial Recreation Residential) Zone, from the Raritan Township Planning Board (the "Board"), RTPB File No. SP-654-PF, and a Memorializing Resolution of Approval was adopted on February 22, 2017, Resolution No. 6-2017 ("Approval"); and

WHEREAS, the Approval permits the development the Property to construct 139 residential units with all accompanying parking, and other appurtenant improvements; and

WHEREAS, as a condition of the Approval, the Board required the Grantor to relocate, amend and vacate a portion of Drainage

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Easement No. 1 affecting a portion of the Property, which requirement this Amended Easement is intended to fulfill;

WHEREAS, the portion of the Property to be removed and vacated from the Drainage Easement No. 1 is more particularly described by legal description titled "Description of a Portion of Existing Drainage Easement to be Vacated", delineating an area of .0434 ± acres (1,892 ± square feet), prepared by James J. Heiser, License Number 24GS04331100, of DPK Consulting, LLC, dated May 5, 2017, and signed _____, 2017, which description is attached hereto as Schedule A and made a part hereof, and as further depicted and set forth on the plans approved by the Board in connection with the Approval, designated as sheet 9 of 19, titled "DRAINAGE & UTILITY PLAN", of the "Preliminary and Final Site Plan & Minor Subdivision for Villages at Raritan, LLC - Proposed Residential Development - Block 9, Lot 16, 16.01 & 16.02," consisting of 19 sheets, dated September 21, 2016, prepared by Dynamic Engineering dated September 9, 2016, as may be further revised pursuant to Resolution of the Board, which Plans were prepared by Brett W. Skapinetz, License Number 41985 and Steven L. Schwartz, License Number 48126, and signed by Brett W. Skapinetz, of Dynamic Engineering (collectively "Site Plan" or "Board-Approved Plans"), and made a part hereof (hereinafter referred to as the "Area to be Vacated");

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WHEREAS, the portion of the Property which is subject to this Amendment to Drainage Easement No. 1 is more particularly described by legal description titled "Description of Revised Drainage Easement No. 1", delineating an area of .4763 ± acres (20,747 ± square feet), prepared by James J. Heiser, License Number 24GS04331100, of DPK Consulting, LLC, dated May 5, 2017, and signed _____, 2017, which description is attached hereto as Schedule C and made a part hereof, and as further shown on the plan prepared by James J. Heiser, License Number 24GS04331100 and C. Black, License Number GB42574, of Dynamic Survey, LLC, dated May 10, 2017, and signed _____, 2017 and is attached hereto as Schedule B;

NOW, THEREFORE:

1. Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the Grantee, and unto its successors and assigns, a non-public right-of-way and easement is hereby established through, over, upon, under, in, across and

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along the Revised Easement Area as described in Schedule C attached hereto.

2. Grantee, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, has vacated, granted, conveyed and confirmed, and by these presents does grant, convey, and relinquishes any right or title to and confirm unto the Grantor, and unto its successors and assigns, that portion of the property referred to as "Area to be Vacated" and as described in Schedule A attached hereto.

3. Except as provided herein all terms and conditions of the said Drainage Easement No. 1 shall remain in full force and effect and apply to "Revised Easement Area" as described in Schedule C attached hereto.

INTENTIONALLY LEFT BLANK

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IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused this document to be signed by their proper corporate officers and their corporate seal to be set hereto.

ATTEST:

GRANTOR:

**HEALTHQUEST OF CENTRAL
JERSEY, L.L.C.,**

Name:
Title:
Dated: _____, 2017

By: _____
Name: John J. Cust, Jr
Title: Managing Member

ATTEST:

GRANTEE:

TOWNSHIP OF RARITAN

Name: Rose Sollena
Title: Township Clerk
Dated: _____, 2017

By: _____
Name: Karen Gilbert
Title: Mayor

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STATE OF NEW JERSEY }
 } SS.
COUNTY OF HUNTERDON }

I. CERTIFY that on _____, 2017, _____
(name of attesting witness) personally came before me and this
person acknowledged under oath, to my satisfaction, that:

- (a) this person is the _____ (title of
attesting witness) of _____ the
corporation named in the attached document;
- (b) this person is the attesting witness to the signing of
this document by _____,
the _____ President of the corporation;
- (c) this document was signed and delivered by the _____
President as a duly authorized voluntary act on behalf
of the corporation;
- (d) this person knows the proper seal of the corporation
which was affixed to this document; and
- (e) this person signed this proof to attest to the truth
of these facts.

Name:
Title:
(attesting witness to sign)

Signed and sworn to before me on
this _____ day of _____, 2017.

Name:

Exception # 31 DB. 2217, PG. 818

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20080919000227290 1/12
09/19/2008 02:40:42 PM ET
Ok: 2217 Pg: 018
Mary H. Malli
Hunterdon County Clerk

RECORD AND RETURN TO:
Rose Sollema, Clerk
Raritan Township
One Municipal Drive
Flemington, New Jersey 08822

Prepared By:

John P. Belardo, Esq.
Raritan Township Attorney

DRAINAGE EASEMENT No. 1
(Block 9, Lot 16)

THIS EASEMENT is made on the 26th day of August, 2008, between:

HEALTHQUEST OF CENTRAL JERSEY, LLC, a New Jersey limited liability company, having an address at o/o Cust, Dori & Benick, 110 Main Street, Flemington, New Jersey 08822, hereinafter called the "Grantor," and

THE TOWNSHIP OF RARITAN, a Municipal Corporation of the County of Hunterdon and State of New Jersey, having its principal offices at One Municipal Drive, Flemington, New Jersey 08822, hereinafter called the "Grantee" or the "Township".

WITNESSETH

WHEREAS, Grantor is the fee simple title owner, on or before the date of recordation hereof, of that certain tract of land lying and being in the Township of Raritan, County of Hunterdon and State of New Jersey, which tract of land is identified on or before the date of recordation hereof as Lot 16 in Block 9 on the Tax Map of the Township of Raritan (the "Property"); Being a portion of the premises conveyed to Grantor by Deed from Healthquest of Central Jersey, LLC, dated March 19, 2003, recorded in the Hunterdon County Clerk's Office on March 28, 2003, in Deed Book 2060, Page 893, Instrument No. 8419300; and

WHEREAS, Raritan Village Shopping Center II, LLC ("RVSC II"), on May 13, 2008, received final major site plan approval from the Raritan Township Planning Board (the "Board"), RTPB File No. SP-553-PF, and a Memorializing Resolution of Approval was adopted by the Board on June 24, 2008, Resolution No. 13-2008 (the "Approval"); and

WHEREAS, the Approval permits the RVSC II to merge Lots 11, 12 and 13 in Block 9 into new Lot 16.02 in Block 9; and to construct on new Lot 16.02 a 1,850 square foot Starbucks Coffee Shop, a 13,227 square foot retail building; along with the additional development of a restaurant and apartment building, which will be constructed as a second phase to the project, as the new Lot 16.02 does not have sufficient sewer capacity to construct accommodate all of the proposed structures at this time, as depicted on the plans reviewed by the Board entitled "Site Plan for Raritan Village Shopping Center, Raritan Township, Hunterdon County, New Jersey,"

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SCHEDULE A

LEGAL DESCRIPTION
Tax Map Block 9 Lot 16
Drainage Easement No. 1
Raritan Township
Hunterdon County, New Jersey

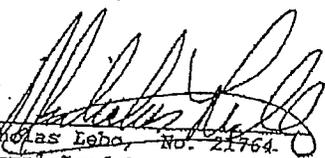
Being known and designated as a portion of Block 9 Lot 16, as appears on Sheet No. 4 of the Official Tax Map of the Township of Raritan, Hunterdon County, New Jersey, to be granted to the heirs and assigns of Tax Map Block 9 Lots 16, 16.01 and 16.02 as an Drainage Easement, and is more particularly described as follows:

Beginning at a point in the northeast lot line of Tax Map Block 9 Lot 16, being other lands of the grantor, said point of beginning being distant 233.00', S34°-29'-41"E, from a concrete monument found, at a point of tangency in same and from said point of beginning running, thence:

- 1) Along said northeasterly line, S34°-29'-41"E, a distance of 35.33', to a point in same, thence;
- 2) Through said Lot 16, S21°-26'-21"E, a distance of 605.94', to a point in same, thence;
- 3) Through same, S09°-58'-47"E, a distance of 226.76', to a point in same, thence;
- 4) Through same, S80°-01'-13"W, a distance of 25.00', to a point in same, thence;
- 5) Through same, N09°-58'-47"W, a distance of 224.25', to a point in same, thence;
- 6) Through same, N21°-26'-21"W, a distance of 612.68', to a point in same, thence;
- 6) Through same, N42°-44'-25"W, a distance of 240.30', to a point in the southeasterly line of a Detention Basin Construction, Maintenance and Other Use Easement, previously granted to RVSC II, thence;
- 7) Along the southeasterly line of said Easement, N79°-35'-11"E, a distance of 29.49', to a point in same, thence;
- 8) Through said Lot 16, S42°-44'-25"E, a distance of 207.40', to the point and place of beginning and containing a calculated area of 26,860 square feet or 0.6166 Acres.

Subject to covenants, easements and restrictions of record.

This Legal Description was prepared in accordance with a Plan of Survey, Prepared by NICHOLAS LEBBO for RBZ Enterprises, Inc., P.O. Box 5074, Clinton, New Jersey 08809, Telephone Number (908) 713-6650, being SURVEY No. RT9/16Drainage-Easement 1, Scale: 1" = 100'.

7/23/08
Date: 
Nicholas Lebo, No. 21764
Professional Land Surveyor

Z:\NICKG\LEGALS\RT9-16\Leg-RT9-16-Drainage-Esmnt-1.WPD

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dated November 27, 2007, last revised July 21, 2008, consisting of twenty two (22) sheets, and prepared by Robert B. Zederbaum, N.J.P.E., Lic. No. 24710, of RBZ Enterprises, Inc. (the "Board-Approved Plans"); and

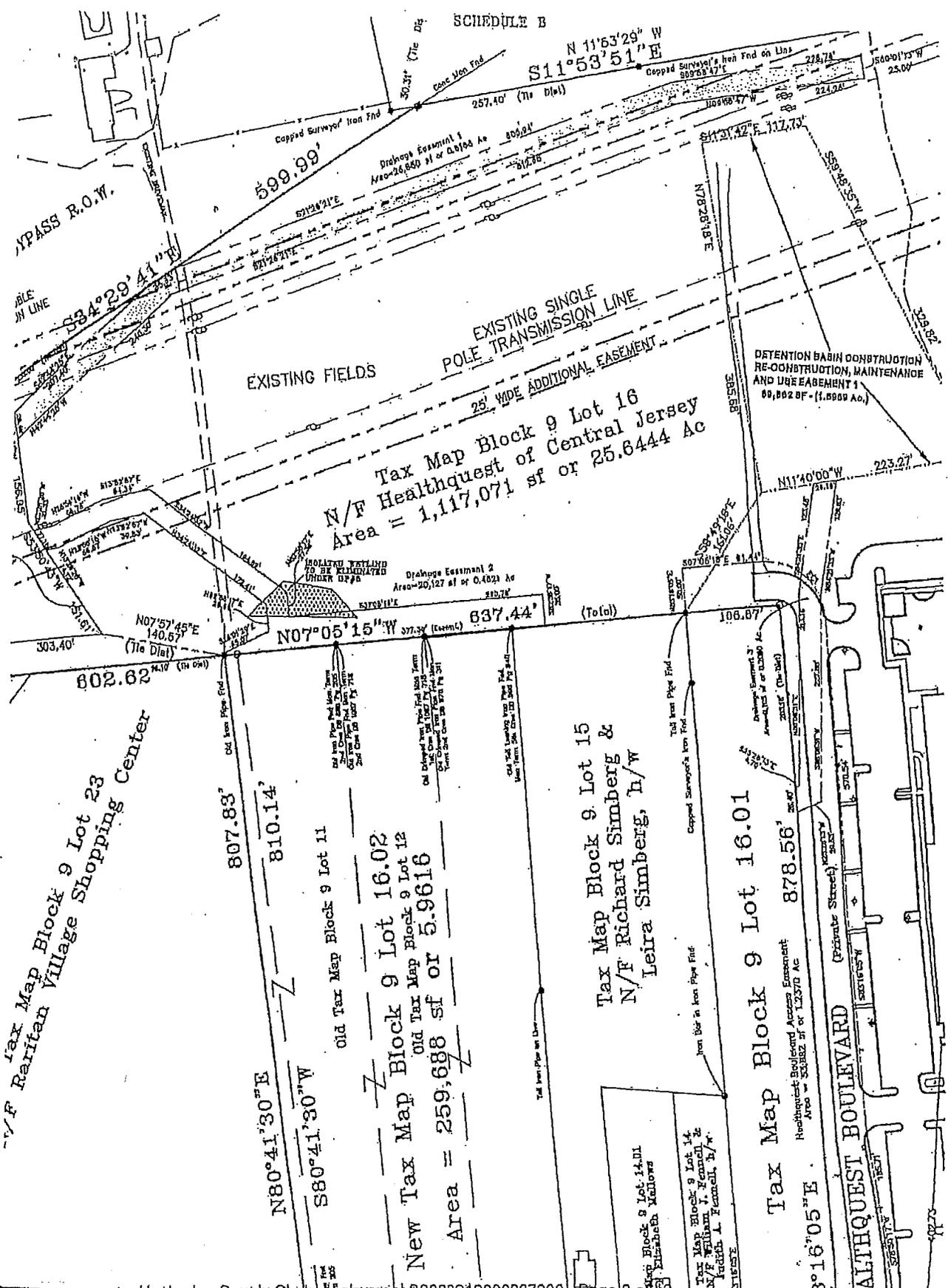
WHEREAS, in conjunction with the Approval, RVSC II is required to arrange for Grantor to grant to the Grantee a certain drainage easement located on a portion of the Property, which requirement this Easement is intended to fulfill; and

WHEREAS, the portion of the Property which is subject to this Easement is more particularly described by legal description entitled "Legal Description, Tax Map Block 9, Lot 16, Drainage Easement No. 1, Raritan Township, Hunterdon County, New Jersey," dated July 23, 2008, delineating an area of 0.6166± acres (26,860± square feet), which description is attached hereto as Schedule A and made a part hereof; and as further depicted and set forth on the plat entitled "Plan of Survey for Healthquest of Central Jersey, Block 9, Lot 16, Raritan Township, Hunterdon County, New Jersey," dated July 23, 2008, as may be further revised pursuant to proper resolution of the Board (the "Plat"), an excerpt of which Plat is attached hereto as Schedule B and made a part hereof, both legal description and Plat prepared by Nicholas Lebo, N.J.P.L.S., Lic. No. 21764, of RBZ Enterprises, Inc. (hereinafter the portions of the Property subject to this Easement are together referred to as the "Easement Area").

NOW, THEREFORE, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the Grantee, and unto its successors and assigns, a non-public perpetual drainage easement for the purposes of preserving the existing stream/watercourse, providing and improving drainage, controlling stormwater runoff, and any other related municipal purpose whatsoever, as follows:

1. A continuous and perpetual right-of-way and easement is hereby established through, over, upon, under, in, across and along the Easement Area for: a drainage area, a stream, an underground drainage system and a drainage facility of any kind, including one or more pipes, swales, ditches, basins, channels, french drains, water courses or other drainage facilities of any kind and all necessary surface and subsurface appurtenances (the "Drainage Facility").
2. Grantee shall have a continuous and perpetual right to use the Easement Area for the purposes aforesaid and remove all buildings, structures and obstructions of whatsoever kind or character now or hereafter found on or within the Easement Area, except for the Drainage Facility Improvements and any other improvements shown on the Final Plat to be located within the Easement Area, including but not limited to sanitary

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N/F Raritan Village Shopping Center
Tax Map Block 9 Lot 23

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sewer improvements. Subject to the terms of this Easement, the Grantee shall have all other rights and benefits which are necessary for the full enjoyment and use of the rights herein granted, including, without limitation, the right, but not the obligation, to clear the Easement Area of trees, tree roots, brush, shrubs, vegetation, and overhanging limbs which have grown or encroached thereon and interfere with Grantee's ability to construct, operate, maintain, repair or replace the Drainage Facility.

I RIGHTS, RESPONSIBILITIES, & OBLIGATIONS.

1. Grantor, and its successors and assigns specifically including the homeowners association and each of the individual owners of the six single-family home lots, shall have the perpetual responsibility and obligation — and the Grantee is given the perpetual right but not the obligation — to construct, reconstruct, operate, maintain, inspect, protect and repair the Drainage Facility, the perpetual right to do within the Easement Area all that may be necessary for the reconstruction, replacement, extension, improvement, betterment, maintenance, inspection, protection, operation and use of the Drainage Facility, including but not limited to pipes, inlets, manholes and headwalls as a part of the Drainage Facility, including all reasonable incidental rights to protect and preserve installed pipes and appurtenances such as the right to subjacent lateral support, the right to construct and maintain rip rap at stream crossings and at other places where such protection may be required to protect installed pipes and appurtenances from erosion, the right to reasonably limit loads traversing or bearing upon the surface of the right-of-way to protect the installed pipes and appurtenances from stress or damage due to weight, shock, vibration or other similar phenomena, the right to construct and maintain requisite surface and subsurface appurtenances and to take any reasonable action that may be necessary to protect installed drainage detention or retention facility pipes from infiltration, the perpetual right to use the Easement Area for the purposes aforesaid.

2. Grantor, and its successors and assigns specifically including the homeowners association, shall have the right and the obligation —and Grantee, its agents, representatives, employees or any person or entity designated by it, shall also have the right, but not the duty— of entry and re-entry in and upon the Easement Area for the purpose of installing, constructing, and maintaining the Drainage Facility, including but not limited to, the Drainage Facility's grates, clean-outs, scour holes, piping and stone fill, and related improvements as may be required by the Township of Raritan, County of Hunterdon, State of New Jersey or any agency or authority thereof.

3. Grantee shall further have a continuous and perpetual right of free and unobstructed access to, and use and possession of, the Easement Area with all manner of men, machinery, supplies, materials and equipment for the accomplishment of any and all of the foregoing purposes and any other activity required to accomplish the aforesaid purposes within the Easement Area. The Grantee, and its successors and assigns, agrees to use its best efforts to perform all work requiring its use, access and possession of the Easement Area in a workmanlike manner with a minimum of inconvenience to Grantor, and to complete such work expeditiously.

4. The Grantee shall reasonably restore the Easement Area, to the extent practical, to the same condition as existed immediately prior to its entry for access, construction,

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operation, maintenance, repair or replacement of the Drainage Facility, ordinary wear and tear excepted; provided, however, that Grantee shall have no liability for damages, nor any obligation whatsoever to replant, replace or restore any trees, tree limbs, shrubs, brush, vegetation or landscaping which are removed or damaged during the exercise of any of the rights herein granted or conferred upon the Grantee.

5. Grantee shall have the right, but not the duty, to enter upon the Easement Area with vehicles and equipment, at any time and without prior notice to the Grantor, in order to exercise its rights with respect to this Easement, and for the purpose of ascertaining compliance with the terms of this Easement. Grantee will replace or restore the grade of any property disturbed by Grantee in connection with the exercise of its rights pursuant hereto. Upon completion of any work by Grantee, Grantee shall remove, or shall cause to be removed, all materials, tools, equipment, building supplies and debris from the Easement Area.

6. It is expressly acknowledged hereby that the Grantee does not and will not in the future have any obligation to maintain any pavement, grass, landscaping or other improvements in and about the Easement Area. The Grantee does not now and will not in the future have any obligation to clean debris or garbage in or about the Easement Area. All maintenance is and shall remain the primary obligation of the owner of Property upon which the Drainage Facility is located, the homeowners associations, and each of the individual owners of the six single-family home lots, it being specifically intended that this Easement shall run with the land and be binding upon all successors and assigns of the Grantor herein.

II RESTRICTIONS.

The following restrictions shall bind and restrict the Easement Area in perpetuity, it being intended (a) that any stream within the Easement Area shall be preserved and remain undisturbed, (b) that the Drainage Facility shall continue in good and proper working order, and (c) to control and manage drainage on the Property:

1. No activities by any person shall be permitted within the Easement Area which might be detrimental to wetland areas, drainage, flood control, springs, water conservation, water quantity or quality protection, erosion control, soil conservation or vegetation protection, and no other act or uses detrimental to the preservation of the Easement Area shall be permitted. The Grantor shall not make any changes within the Easement Area that will affect existing drainage and flood control without the prior written consent of the Grantee, except as necessary to construct, maintain or repair the Drainage Facility, including but not limited to dredging and the selective clearing of trees, shrubs and vegetation as may be necessary to maintain any existing stream/watercourse.

2. No topsoil, sand, gravel, loam, rock, minerals or other materials shall be excavated within or removed from the Easement Area, nor shall any fill be deposited unless the prior written consent of the Grantee is secured, except as necessary for construction, maintenance and repair of the Drainage Facility or maintenance of the Easement Area.

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3. The Grantor shall not excavate, fill, grade, construct or make any alterations or plantings which shall interfere with the Drainage Facility or the natural flow or free passage of any watercourse, except as necessary to construct, maintain or repair the Drainage Facility, without the prior written consent of the Grantee.

4. The Grantor shall neither deposit nor allow to be deposited, any trash, waste or any other materials within the Easement Area and shall not use the Easement Area for the storage of materials whatsoever.

5. No solid or liquid materials which might pollute or otherwise adversely affect the flow or quality of the water in any watercourse within or near the Easement Area shall be kept or stored by any person within the Easement Area or placed in or discharged into any watercourse traversing or protected by the Easement Area.

6. No advertising signs, buildings or structures of any description shall be located or erected within the Easement Area other than the Drainage Facility, unless application therefore, with plans and specifications, have been filed with and approved by the Grantee and the Board.

7. No roadways or other rights of way or parking of motor vehicles or equipment shall be allowed within the Easement Area unless shown on the originally approved Final Plat, except those as may be used in connection with construction and maintenance of the Drainage Facility and as specifically permitted for Grantor and Grantee to exercise their rights with regards to perfecting drainage or ascertaining compliance.

III PENALTIES FOR VIOLATIONS OR DEFAULT OF OBLIGATIONS.

1. In the event that Grantor, or its successor or assigns, including the homeowners association and each of the individual owners of the six single-family home lots, fails to properly maintain, inspect, repair or replace any portion of the Drainage Basin Facility or any improvements therein, or the Easement Area, and continues to fail or refuse to do so after written notice from the Grantee, the Grantee shall have the right, but not the duty, seven days after delivery of such notice, to enter upon the Easement Area to perform any and all work determined by the Grantee in its sole discretion to be necessary to protect the public health, safety, and welfare; and the costs thereof, including reasonable attorneys fees, shall be paid by Grantor, or its successors and assigns, within thirty days after submission of a statement thereof, and if not paid such amounts shall become a municipal lien upon the Property, including all six of the individual single-family home lots, after certification to the taxing authority as hereinafter set forth.

2. It is understood by the parties hereto that in the event that the Grantor, or its successors or assigns, does not accomplish the maintenance obligations set forth above in accordance with the reasonable standards fixed by the Township Engineer of Grantee and any applicable ordinance and the Grantee is required to complete such maintenance or the Grantee is required to repair or reconstruct the Drainage Basin Facility and related drainage structures located on the Property, then, in those cases, the Grantor, or its successors or assigns, will be responsible for the reasonable monies expended by the Grantee to complete such repairs or reconstruction or do the required maintenance. The

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said sums, after confirmation thereof by the Township Committee of Grantee, after notice to the Grantor, shall be certified to the Tax Collector of Grantee as due and owing, whereby the amount so certified shall become and be a lien on the Property - including all six individual single-family home lots (not just the lot on which the Drainage Basin Facility is located), which shall bear interest and be enforceable and collectible in the same manner as assessments and liens for local taxes, if not paid within ten days of their levy.

3. In the event of any violation of the covenants and conditions contained in this Easement, the Township or its designee shall be entitled to recover, in any action to enforce the terms hereof, reasonable attorneys' fees and costs (including but not limited to witnesses and expert witnesses). In the event that Grantee seeks legal redress on account of a breach by the Grantor, or its successors or assigns, and/or in the event the Grantee is required to take steps on account of a breach of the terms or conditions hereof by the Grantor or its successors or assigns, then all reasonable and necessary costs and expenses incurred by the Township or caused by the breach, may be recovered against the responsible party in an action to enforce the terms and conditions hereof brought by the Township in a court of competent jurisdiction.

IV PERMIT APPLICATIONS.

In the event that the Township requires local, county or state permits for the performance of maintenance, repairs, reconstruction or replacement to the Drainage Facility, outlet structure, piping, headwall or associated improvements, and the Grantor, or its successors and assigns, fails to sign the necessary applications within seven (7) days, the Township Engineer shall be designated to sign the application on behalf of the property owners and homeowners' association.

V EMERGENCY MAINTENANCE AND REPAIRS.

Notwithstanding any other term or condition of the within Easement, in the event an emergency situation arises the Grantee, and its agents, employees and representatives, may immediately enter the Easement Area to perform or cause to be performed such emergency maintenance or repairs that the Grantee, in its sole discretion or judgment, deems necessary.

This Easement grant and all provisions herein are subordinate to the right of the Grantor, expressly reserved, to construct, maintain and repair, and to clear, grade, excavate and fill in order to construct, the Drainage Facility and those improvements depicted on Board-Approved Plans to be located within the Easement Area; provided, however, that the Grantor, and its successors and assigns, shall not disturb, displace or in any way interfere with (a) any existing stream, or (b) the Drainage Facility and any related improvements, including but not limited to any drainage pipes within the Easement Area.

It is understood and agreed that this Easement confers upon the Grantee no rights of title to the Easement Area, and nothing herein shall be construed to permit public access to or use of the Easement Area nor require the Grantee to maintain the Easement Area. Nothing herein shall

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be construed to limit the Grantor's right of access to and use of the Basement Area except as herein provided.

Grantor may convey, mortgage, lease or otherwise transfer title or interest in the lands subject to this Easement provided, however, that the covenants and conditions herein remain superior to such conveyance, mortgage, lease or transfer, it being the intention of the parties that this Easement and its terms and conditions shall become a part of the chain of title and shall run with the land. The Easement hereby granted and conveyed to the Grantee and all rights and obligations set forth in this Grant shall be construed as running with the land and shall be binding upon and inure to the benefit of the Grantor and the Grantee, their heirs, executors, administrators, successors and assigns in title or interest, in perpetuity.

Wherever in this Instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall bind the respective parties hereto and their heirs, executors, administrators, personal or legal representatives, successors and assigns, respectively. In all references herein to any party, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

The Grantor covenants that it is lawfully seized of the Property and Easement Area and that it has the right to restrict the same. The Parties hereto each warrant and represent to each other, knowing and intending that the respective Parties are relying thereon in executing this Agreement, that they each have the power and authority to enter into this Agreement, to grant and receive the Easement contemplated herein, and to perform their respective obligations hereunder.

Grantor hereby agrees to indemnify, defend, and hold Grantee harmless from and against any loss, damage, lien, encumbrances, suit, claim, or expense (including, without limitation, reasonable attorneys fees) caused by or arising from any damage or injury to property or persons arising from or in connection with any of the rights herein granted; provided however, that notwithstanding anything to the contrary herein, Grantor shall not be obligated to indemnify, defend and/or hold Grantee harmless with respect to any claim proximately related to the alleged intentional misconduct of the Township or its agents, representatives or employees.

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It is agreed by and between the Parties that mere lack of use or interruption of use of the Easement for an indefinite time shall not be constituted as an abandonment or other extinguishment of the Easement except as may be subsequently agreed in a separate Easement Extinguishment Agreement which may be entered into between the Grantor or its successors and assigns and the Township of Raritan and its successors and assigns.

This Easement shall be subject to and read in conjunction with:

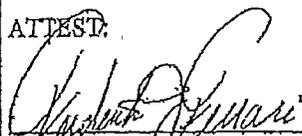
- (a) A Detention Basin, Drainage & Access Easement on the Property; and
- (b) Any other easements shown on the Plat; and
- (c) Any other easements entered into by the parties hereto.

This Easement shall in all respects be governed by and construed in accordance with the laws of the State of New Jersey. In the event any one or more of the provisions in this Easement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, but this Easement shall be construed as if such invalid, illegal or unenforceable provision had never been included herein.

The provisions of the Agreement may not be amended, modified or terminated without the express written consent of the Grantee, and no such amendment, modification or termination shall be effective for any purpose unless set forth in writing, signed by the appropriate Township officials and recorded with the appropriate county recording officer.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused this document to be signed by their proper corporate officers and their corporate seal to be set hereto.

ATTEST:

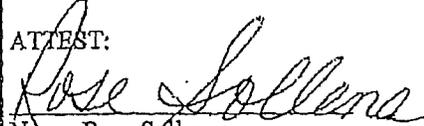

 Name: Frederick J. Ferrari
 Title: Member

HEALTHQUEST OF CENTRAL JERSEY, LLC

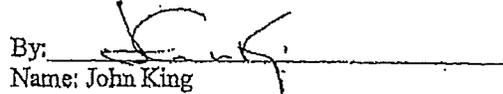
By: 
 Name: John J. Cust, Jr.
 Title: Managing Member

Dated: August 26, 2008

ATTEST:


 Name: Rose Sollena
 Title: Township Clerk

TOWNSHIP OF RARITAN

By: 
 Name: John King
 Title: Mayor

Dated: 9/8, 2008

1127387-1

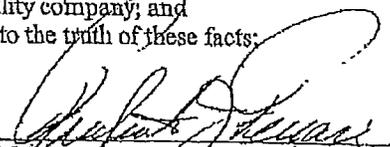
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STATE OF NEW JERSEY)
) SS.:
COUNTY OF HUNTERDON)

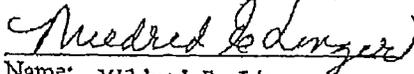
I CERTIFY that on August 26, 2008, Frederick J. Ferrari [name of attesting witness] personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is a Member [title of attesting witness] of HEALTHQUEST OF CENTRAL JERSEY, LLC, the limited liability company named in the attached document;
- (b) this person is the attesting witness to the signing of this document by John J. Cust, Jr., the Managing Member of the limited liability company;
- (c) this document was signed and delivered by the Managing Member on behalf of the limited liability company as a voluntary act, duly authorized by the operating agreement or a resolution of the limited liability company; and
- (d) this person signed this proof to attest to the truth of these facts:


 Name: Frederick J. Ferrari
 Title: Member

[attesting witness]

Signed and sworn to before me on
this 26 day of August, 2008.


 Name: Mildred E. Linzer
 Title: Notary Public of New Jersey
 My Comm. Exp. 5/18/2012

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STATE OF NEW JERSEY }
 }
COUNTY OF HUNTERDON } ss.:

I CERTIFY that on 9/4/08, 2008, Rose Sollena personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the TOWNSHIP OF RARITAN, the municipal corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper municipal officer who is John King, the Mayor of the municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as its duly authorized voluntary act;
- (d) this person knows the proper seal of the municipal corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Rose Sollena
Rose Sollena, Clerk

Signed and sworn to before me on
this 4 day of Sept., 2008.

Margaret K. Kusant
Name: MARGARET K. KUSANT
Title: NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 6, 2013

20080919000227290 12/12
09/19/2008 02:40:42 PM ET
Recording Fee: \$0.00
Tax Fee: \$0.00
Consideration: \$0.00
Buyer's Fee: \$0.00
A5811

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TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY

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 REDEVELOPMENT PLAN"

WHEREAS, on September 7, 2010, the Township Committee of the Township of Raritan adopted Resolution No. 10-142 which authorized the Township of Raritan Planning Board to undertake a preliminary investigation to determine whether or not certain lands should be designated as an "Area In Need Of Redevelopment" in accordance with N.J.S.A. 40A:12A-1, et seq.(the "Redevelopment Law"); and

WHEREAS, more particularly, the lands considered by the Township Committee to be the subject of the preliminary investigation by the Planning Board included Tax Block 16.02/Lots 41, 42, 44, 45, 46, 47, 48, & 49 (the "Study Area"). Lot 41 contains approximately 44.61 acres and is the property previously used by Yale Materials Handling Corporation Manufacturing Facility (a.k.a. the "Yale Property"); and

WHEREAS, during November 2010, the Planning Board received a report, dated November 4, 2010, prepared by the Township Planner, Jamie Sunyak, PP, AICP, entitled "Preliminary Investigation for Determination of An Area in Need of Redevelopment for the Study Area Identified within: Block 16.02/Lots 41, 42, 44, 45, 46, 47, 48 & 49" (the "Report"); and

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WHEREAS, the Planning Board adopted, on December 13, 2010, Resolution No. 29-2010 (the "Board Resolution") finding and concluding that only Block 14.02/ Lot 41 (the Yale Property with 44.61 acres) of the Study Area should be designated as an area in need of redevelopment pursuant to the Redevelopment Law, and that the remaining properties included within the Study Area were not found to be consistent with the redevelopment criteria pursuant to the Redevelopment Law; and

WHEREAS, on December 21, 2010, the Township Committee adopted Resolution No. 10-233 which designated only Block 16.02/Lot 41 as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law and directed the Planning Board to prepare a Redevelopment Plan for Block 16.02/Lot 41 pursuant to N.J.S.A. 40A:12A-7.f of the Redevelopment Law; and

WHEREAS, on February 7, 2012 the Township Committee adopted Ordinance No. 12-1_, in accordance with N.J.S.A. 40A:12A-7.a(1) of the Redevelopment Law, the "Raritan Junction Redevelopment Plan", being a Redevelopment Plan for Block 16.02/Lot 41.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN, in the County of Hunterdon and the State of New Jersey, that certain amendments to the "Raritan Junction Redevelopment Plan" (the "Redevelopment Plan") be adopted, as follows, in accordance with N.J.S.A. 40A:12A-7. of the Redevelopment Law and that, as part of the Redevelopment Plan, the "I-2" Major Industrial Zone provisions of Title 16 of the "Revised General Ordinances of the Township of Raritan" currently applicable to Block 16.02/Lot 41 shall be superseded as follows:

SECTION 1. OBJECTIVES OF THE "REDEVELOPMENT PLAN":

In accordance with N.J.S.A. 40A:12A-7.a.(1) of the Redevelopment Law, the "Amended Raritan Junction Redevelopment Plan" (the "Amended Redevelopment Plan") is intended to implement the local objectives of the Township regarding appropriate land uses, density of population, and improved traffic transportation, public utilities, recreational and community facilities and other public improvements. As discussed below, there are three (3) particular development objectives which are proposed to be accomplished with the "Raritan Junction Redevelopment Plan":

1. **Promotion Of Smart Growth Planning Principles & Objectives:**

- a. The subject site presents Raritan Township with an exceptional opportunity to promote smart growth principles and objectives, in conjunction with the Township's satisfaction of its affordable housing obligations for the housing period from -2015-2025 (the "Third Round").
- b. The site offers an excellent opportunity to redevelop an existing brownfield site with an abandoned and obsolete industrial building by creating a neighborhood town center offering retail, employment, residential and recreational components, both unto itself and in conjunction with existing neighboring land uses.
- c. Design strategies are to target both social and environmental objectives, with particular emphasis placed on creating a vibrant and sustainable community by creating a mixed use development for work, shopping, recreation, and living on a site with existing water and sewer infrastructure in place.
- d. In order to help insure that the redevelopment of the site will promote smart growth planning principles and objectives, and to assist The Township's meeting its affordable housing obligations, a "Conceptual Site Plan Exhibit" (the "Conceptual Plan") for the Amended "Raritan Junction Redevelopment Plan" has been prepared by Menlo Engineering Associates, Inc. and appears on the following page of this Redevelopment Plan. This plan is for concept use only as compliance with this ordinance may require additional changes to the concept plan to meet all of the ordinance standards.
- e. The proposed Conceptual Plan provides for the existing Costco, but modifies the previously approved Redevelopment Plan by providing for 140 multi-family residential rental units, of which twenty eight (28) shall be rented and affordable to low and moderate income households. This amendment is consistent with the amendment to "Raritan Town Square", which is directly across the street (Walter E. Foran Boulevard/County Route 532) from the site to the north, which is also proposed for a mixed use inclusionary housing site. The proposed anchor

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store, along with the residential land uses, active recreation areas and connecting walkways and bikeways in the "Raritan Junction Redevelopment Plan", will provide a sense of place for the community in conjunction with the existing "Raritan Township Center" and the school complex.

**CONCEPTUAL SITE PLAN
(See Exhibit A attached)**

2. Promotion Of Improved Traffic Circulation:

- a. The Township Master Plan recommends improvements to the traffic circulation within and near the subject site.
- b. Therefore, the proposed Conceptual Plan endeavors to improve prevalent traffic problems in the vicinity of the site by redirecting traffic, including school buses, to a new signalized intersection at Walter E. Foran Boulevard.
- c. Related to the new signalized intersection and in order to address an unsatisfactory road alignment at the existing intersection of Junction Road with Walter E. Foran Boulevard at the northern end of the site, the Conceptual Plan proposes the elimination of the existing intersection and the realignment of Junction Road to pass through the site to the new signalized intersection at Walter E. Foran Boulevard.
- d. The existing portion of Junction Road beyond its realignment to the new signalized intersection will end in a cul-de-sac, thereby significantly lessening traffic volumes along that portion of the roadway, while still enabling all properties and land uses to have access to the realigned Junction Road and both Route 31 and Walter E. Foran Boulevard.

3. Provision Of Integrated Open Spaces:

- a. In accordance with the recommendations of the Planning Board, an important aspect of the Conceptual Plan is the dedication of lands to the Township to be used for municipal purposes.
- b. The land area to be dedicated to the Township has been used by the Board of Education for informal practice fields and includes vehicle parking within an existing 125 space parking lot on the property.
- c. In addition to the fields and parking lot, the lands to be dedicated to the Township contain some environmentally sensitive areas, including freshwater wetlands and steep slopes, which will be preserved as passive open space or as conservation easements.

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- d. Therefore, the dedication of the land area to the Township affords the opportunity for both active and passive public recreational uses.

SECTION 2. PROVISIONS FOR RELOCATED EXISTING RESIDENTS:

1. In response to N.J.S.A. 40A:12A-7.a.(3) of the Redevelopment Law, it is noted that the currently designated Redevelopment Area (Block 16.02/Lot 41) does not contain any residences.
2. Therefore, there will be no need to relocate any residents in order to construct the "Raritan Junction Redevelopment Plan".

SECTION 3. PROPERTY IN REDEVELOPMENT AREA TO BE ACQUIRED:

1. In response to N.J.S.A. 40A:12A-7.a.(4) of the Redevelopment Law, it is noted that the currently designated Redevelopment Area, consisting of Block 16.02/Lot 41, is under the control of Garden Commercial Properties, the developer of the proposed "Raritan Junction Redevelopment Plan".
2. No other property is necessary for acquisition by the developer for the development of the proposed "Raritan Junction Redevelopment Plan"; however, additional property along Route 31 may be acquired by the developer for ease of providing vehicular access directly to the State highway.

SECTION 4. RELATIONSHIP TO PLANS OF OTHER JURISDICTIONS AND TO THE MASTER PLANS OF CONTIGUOUS MUNICIPALITIES, COUNTIES AND/OR STATE:

Consistent with the requirements of N.J.S.A. 40A:12A-7.a.(4) of the Redevelopment Law, this amended "Raritan Junction Redevelopment Plan" (the "Redevelopment Plan") is consistent with the zoning and master plans of adjoining municipalities, as set for in the Redevelopment Plan.

SECTION 5. COMPATIBILITY WITH THE TOWNSHIP MASTER PLAN.

1. As indicated by the following quotation from page 22 of the "Preliminary Investigation Report" adopted by the Planning Board on December 13, 2010 and endorsed by the Township Committee on December 21, 2010, the designation of Block 16.02/Lot 41 as an area in need of redevelopment and the adoption of a Redevelopment Plan for the property's redevelopment is consistent with the Township Master Plan:

"Raritan Township's current 2008 Master Plan specifically identifies the study area as a candidate for redevelopment...The '2008 Master Plan' continues to discuss future development considerations for the subject land area, including traffic circulation improvements, pedestrian friendly design and possible land uses; however, such considerations for the actual redevelopment are beyond the scope of this 'Preliminary Investigation Report' and will be considered by the Township at the time a 'Redevelopment Plan' is prepared."

2. The Township Master Plan promotes a number of smart growth principles including, but not limited to, roadway, pedestrian pathway and bikeway interconnectivity among adjacent and nearby developments and areas, sustainability, the inclusion of bike racks and street furniture within the streetscapes, and the provision of open spaces; many of these smart growth principles are included on the December 10, 2015 "Conceptual Site Plan Exhibit" and additional details will be included in the site plan submissions to the Planning Board for review and approval in accordance with the requirements of this ordinance.
3. The Raritan Township Master Plan also promotes public and private partnerships and the coordination of the needs of the various governmental bodies affected by a proposed development; in this regard, the "Conceptual Site Plan Exhibit" for the Redevelopment Plan was prepared in consultation with Township officials and professional staff, from the Hunterdon Central School Board and from the professional staff of the Hunterdon County Engineering Department in order to coordinate the needs of these various governmental bodies.
4. The housing element of the Raritan Township Master Plan promotes the creation of a realistic opportunity for the development of the Township's fair share of the regional need for land and moderate income housing. The decision of the residential development program under this Amended Redevelopment Plan will provide for the creation of twenty eight (28) low and moderate income housing units on the property.

SECTION 6. AMENDMENTS AND SUPPLEMENTS TO TITLE 16 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN:

1. Amend Chapter 16.28C to Title 16 of the Revised General Ordinances of the Township of Raritan to read in its entirety as follows in order to create ordinance provisions governing the development of the "Raritan Junction Redevelopment Plan", as amended within the "RJR Raritan Junction Redevelopment District"; in accordance with N.J.S.A. 40A:12A-7.(a) of the Redevelopment Law, these are the provisions of the

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"Redevelopment Plan" which set forth the applicable "Land Use and Building Requirements" in the redevelopment project area:

**Chapter 16.28C
RJR RARITAN JUNCTION REDEVELOPMENT DISTRICT**

Sections:

- 16.28C.010 Created**
- 16.28C.020 Purpose**
- 16.28C.030 Principal Permitted Uses**
- 16.28C.040 Accessory Permitted Uses**
- 16.28C.050 Conditional Uses**
- 16.28C.060 Floor Area & Density Requirements**
- 16.28C.070 Open Space and Buffer Requirements**
- 16.28C.080 Utilities**
- 16.28C.090 Shared Facilities**
- 16.28C.100 Parking**
- 16.28C.110 Building Separation Requirements**
- 16.28C.120 Design Guidelines**
- 16.28C.130 Hours of Operation**
- 16.28C.140 Sequence of Development**

16.28C.010 Created.

There is created a "RJR Raritan Junction Redevelopment District" within the Township of Raritan in order to permit the development of a "Raritan Junction Redevelopment Plan" on the designated "Redevelopment Area" consisting of approximately 44.61 acres and identified as Block 16.02/Lot 41 on the Township Tax Map attached hereto as **Exhibit B**. The property is currently designated as Block 16.02, Lot 41.01, 41.02, 41.03 & Block 16.04, Lot 41.04.

16.28C.020 Purpose.

It is the purpose of this Ordinance to govern the creation of the development of a "Raritan Junction Redevelopment Plan" including a mixture of retail uses, residential multi-family uses that include units affordable to low and moderate income households, recreational uses and other permitted uses within a designated "Redevelopment Area" of the Township which is serviced by adequate public sanitary sewer and public water facilities.

16.28C.030 Principal Permitted Uses

- A. Discount Clubs & Retail Superstores;
- B. Retail Sales of goods and services;
- C. Offices, including all types of offices;
- D. Restaurants, excluding free-standing fast food restaurants;
- E. Banks;
- F. Assisted Living Facilities;
- G. Public Uses (including amphitheaters and other civic facilities);
- H. Indoor Recreational Facilities (including movie theaters);
- I. Outdoor Recreational Facilities;
- J. Child Care Centers; and
- K. Multi-Family Residential with a set aside for low and moderate income rental units.

16.28C.040 Permitted Accessory Uses

- A. Gasoline filling facilities, car washing facilities, vehicle servicing facilities, a pharmacy, a fast food restaurant, and seasonal sales areas accessory to a Discount Clubs or Retail Superstores;
- B. Outdoor seating areas associated with a permitted restaurant;
- C. Off-street parking, loading and unloading;
- D. Signs, lighting and fences;
- E. Landscaping features including benches, gazebos and other such features customarily associated with the permitted principal uses, as the case may be; and
- F. Other uses and structures customarily incidental to a principal permitted use.
- G. Recreational uses associated with the residential use, such as tot lots and playgrounds, walking paths, bike racks etc.

16.28C.050 Conditional Uses

Essential Services (see Section 16.68.050 G. of Title 16 of the Revised General Ordinances of the Township of Raritan).

16.28C.060 Floor Area & Density Requirements

- A. The maximum floor area ratio permitted for all non-residential uses is twenty-five percent (25%) calculated on that land area devoted to the subject building or buildings.
- B. The maximum permitted total units for multi-family housing within the district is 140 dwelling units of which 20% or 28 dwelling units shall be deed restricted so as to remain affordable to low and moderate income households.
- C. The market rate units shall be either efficiency units, one-bedroom or two (2) bedroom units only. There shall be no market rate units with more than two (2) bedrooms. The affordable units shall comply with the bedroom allocation requirements pursuant to N.J.A.C. 5:93 – 7.3(a).
- D. The phasing of market rate to affordable units during construction will meet the construction sequence schedule set forth in N.J.A.C. 5:93– 5.6(d).
- E. Each structure shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate units.

16.28C.070 Open Space & Buffer Requirements

The following open space and buffer requirements shall apply to all privately owned land areas proposed for non-residential development, but shall not apply to any land areas dedicated to the Township or permitted multi-family development:

- A. Open space buffers for non-residential development shall be provided in accordance with the following dimensions:
 - 1. A 100 foot open space buffer area shall be provided along the rear of any existing lot with frontage on Route 31.
 - 2. A 50 foot open space buffer shall be provided along the frontage of any County or Township road, except that along 10% of the lot's frontage along such road, the buffer can be reduced to 35 feet in order to accommodate site plan design needs and objectives if the density of screening within the buffer is increased to an equivalent degree, provided that such a reduction shall not be permitted where existing residential structures or institutional uses are located across the road.

- 3. Other than a roadway bisecting a permitted multifamily residential development, a 25 foot open space buffer shall be provided between the edge of any access roadway into the property.
- 4. A minimum 20 foot open space buffer or open space area shall be provided between any improvements and structures on adjacent lots within the zoning district not separated by a roadway to allow for landscaping and green space as approved by the Planning Board, except that no buffer is required on or from lands dedicated to the Township of Raritan.
- 5. Comply With F1620-040-F.2-C Recreational Facilities

B. Open space buffers for non-residential shall not be used for parking, loading, storage, or any activity or structure that is either part of or accessory to the proposed use, except that the open space buffers may contain utility lines, signage, lighting, vehicular access roadways or driveways, pedestrian and/or bicycle paths, benches, gazebos and street furniture as approved by the Planning Board provided that:

- 1. The proposed locations of such uses are necessary for their proper functioning, and such uses cross the buffer where feasible and necessary, rather than lie along the length of the buffer;
- 2. The total width of the buffer is maintained and existing trees are retained to the extent desirable and possible; and with of the development of a permitted multifamily residential development
- 3. The buffer design standard provisions of Section 16.20.040 E. of Title 16 of the Revised General Ordinances of the Township of Raritan shall apply within the buffer dimensions required in accordance with Section 16.28C.070 A. of this ordinance hereinabove and within any other additional buffer as may be required in accordance with Section 16.20.040 E.

C. Open space buffers for residential development shall be provided in accordance with the following dimensions:

- 1. A 50 foot open space buffer shall be provided along the frontage of County Route 523(A.K.A. Walter Foran Boulevard) and a 35 foot front yard setback shall be provided along all other roads.

2. Where a multi-family residential lot contains frontage on three sides or more, the remaining yard shall be considered a side yard. The side yard setback shall be 35 feet.
 3. A 25 foot wide buffer shall be provided along the common property line between the district permitted non-residential development and the district permitted multi-family development.
 4. The permitted multi-family development shall be subject to the buffer design standards outlined within Section 16.020.040. The buffer required between the existing Costco and the residential uses shall be 37.5 feet.
 5. Open space buffers for non-residential shall not be used for parking, loading, storage, or any activity or structure that is either part of or accessory to the proposed use, except that the open space buffers may contain utility lines storm water management facilities, signage, lighting, vehicular access roadways or driveways, pedestrian and/or bicycle paths, benches, gazebos and street furniture as approved by the Planning Board provided that:
- C. A minimum of 4.5 acres of the total "RJR" zoning district area shall be set aside and dedicated to the Township for public open space and public uses.
1. The open space requirement shall include some useable land area for passive and active recreation as well as improved onsite parking with access to Junction Road.
 2. The general arrangement and configuration of the open space area shall be as illustrated on the November 11, 2011 "Conceptual Site Plan Exhibit" which was prepared by Menlo Engineering Associates.

16.28C.80 Utilities

- A. All uses must be serviced by sanitary sewer and public water. Applicant shall submit evidence of sufficient sanitary sewer and potable water capacity, as per the municipal application checklist requirements before application can be heard.
- B. All new public utilities must be located underground.

16.28C.090 Shared Facilities

Shared facilities are permitted to enable their most logical and efficient locations within the "RJR" zoning district, provided that cross-easement agreements are provided for review and approval by the Planning Board and the Township Attorney for shared vehicular access, pedestrian access, parking, storm water management facilities, open spaces and any other shared facilities.

16.28C.100 Parking

A. Parking shall be provided in accordance with Section 16.70.040 of Title 16 of the Revised General Ordinances of the Township of Raritan.

B. Parking Islands and landscaping to existing Township standards. Handicapped parking spaces must be provided in accordance with State of NJ regulations.

C. Parking for the residential use must meet RSIS standards.

16.28C.110 Building Separation Requirements

A. All buildings on the same lot shall be separated by a minimum distance of twenty-five feet (25'), provided that such separation is to be used solely for pedestrian circulation and/or landscaping. Tot Lots and playground areas are allowed in these areas.

B. All buildings on the same lot shall be separated by a minimum distance of thirty-five feet (35') where any part of such separation is to be used for parking or vehicular circulation; this will enable a twenty foot (20') wide travel-way and seven and one-half feet (7.5') on either side for landscaping.

16.28C.120 Design Guidelines

A. The overall architectural design of the development shall be coordinated regarding color and scale and shall be compatible with the architecture of the adjacent "Raritan Town Square" development.

B. The signs in the development (both ground and wall signs) shall be coordinated in color and design and shall be consistent with the existing signage in the adjacent "Raritan Town Square" development. Directional signs shall be provided throughout the development to assist in the flow of traffic to the most efficient entry and exit point.

C. Lighting shall be kept to a minimum and shall follow the requirements in Section 16.20.040 G. of the Revised General Ordinances of the Township of Raritan.

- D. School Bus Pads that meet the standards of the Raritan Township public school districts need to be provided.
- E. The Conceptual Site Plan Exhibit drawings provided are for concept purposes and not representative of all parts of this Ordinance
- F. Each structure shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate units.
- G. Landscaping for the non-residential development shall follow the requirements in Section 16.20.040 D. of the Revised General Ordinances of the Township of Raritan.
- H. Parking facilities shall be designed so that they are buffered from view from any public areas within the development and from the passers-by on exterior roadways.
- I. Loading, unloading and other building service areas shall be buffered from view from residential uses and shall be combined, where possible.
- J. Uses shall be interconnected throughout the development and to adjacent sites in order to provide vehicular and pedestrian access among the various uses.
- K. A discount club use shall have tank capacities for not more than 95,000 gallons of petroleum products.
- L. All residential units shall be a maximum of three (3) stories and to center of gable roof each building shall contain a maximum of twenty-four (24) units.
- M. All other design requirements within Section 16.20.040 and Chapter 16.64 of the Revised General Ordinances of the Township of Raritan shall apply to any non-residential development.
- N. All other design requirements within Chapter 16.64 of the Revised General Ordinances of the Township of Raritan shall apply.

16.28C.130 Hours of Operation

All commercial uses shall be closed to the general public from 12:00 a.m. to 5:00 a.m. of every day.

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16.28C.140 Sequence of Development.

- A. The "Raritan Junction Redevelopment Plan" may be planned, submitted for site plan approval and/or constructed at one time or in a series of applications over time for different portions of the overall land area.
- B. The application for the multi-family affordable housing component of the initial development shall be filed by redeveloper on or before December 31, 2017.
- C. All affordable units shall not be age restricted. No more than 50% of the affordable units may be available for moderate income households. The remainder of the affordable units shall be affordable to low income households.
- D. Each individual applicant for tenancy in an affordable unit shall be reviewed by the Applicant and the Township's Administrative Agent, presently Central Jersey Housing Resources Center, Inc. The Applicant shall provide on a timely basis and upon request to the Township Planner and Administrative Agent with all the information necessary for the Township to document affordable housing compliance. There will be a 30 year deed restriction on the affordable housing units, which will restrict the use of the 28 units to affordable housing in accordance with the rules and regulation of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and the substantive rules of the Council on Affordable Housing, if applicable, as amended and in effect. The form of this deed restriction shall be reviewed by the Raritan Township Special Affordable Housing Attorney for conformity to this Resolution and will be recorded with the Hunterdon County Clerk prior to the start of construction.

IV. To Schedule I, entitled "Schedule Of Area, Yard, And Building Requirements", which constitutes part of Section 16.64.010 of Title 16 of the Revised General Ordinances of the Township of Raritan, add the "RJR" Raritan Junction Redevelopment District requirements and applicable notes, as follows:

Zone	Principal Permitted Uses	Lot Area' (sq. ft.)	Lot Width' (frontage)		Minimum Yards Principal Structures'	Side & Rear Setbacks for Accessory Structures"			Maximum Height		Maximum' Hard Surface Coverage Percent	Floor Area Ratio Percent	Existing ¹⁶ Lot of Record		Residential Cluster Subdivision Permitted	
			Inside Lot	Corner Lot		Front'	Rear	One Side	Both	Housing Animal			Other Farm Structures	Non-Farm Structures		Principal Structures
RJR	Retail, Office, Service, Assisted Living, Multi-family with affordable housing	3.0 acres	300 ²⁵	300 ²⁵	Front' 100/50 Rear 40(27) 25' residential	100	100	N/A	N/A	40	3 stories or 50 feet"	30 feet	25 ²³	N/A	N/A	N/A

Added Notes:

- ²⁵ Lots with two (2) or more street frontages are required to meet the frontage requirement along only one (1) street frontage.
- " Notwithstanding any other ordinance provision to the contrary, a canopy associated with the dispensing of gasoline may be located in front of a principal structure.
- " Except that assisted living facilities may be 4-stories or 60 feet.
- " Not applicable to assisted living facilities or permitted multi-family which are controlled by density requirements instead.
- (26) For permitted multi-family residential see Section 16.28C.070C.
- (27) No rear yard for lots containing three or more front yards in the District.

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SECTION 7.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order of Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 8.

This Ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing with the Hunterdon County Planning Board.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

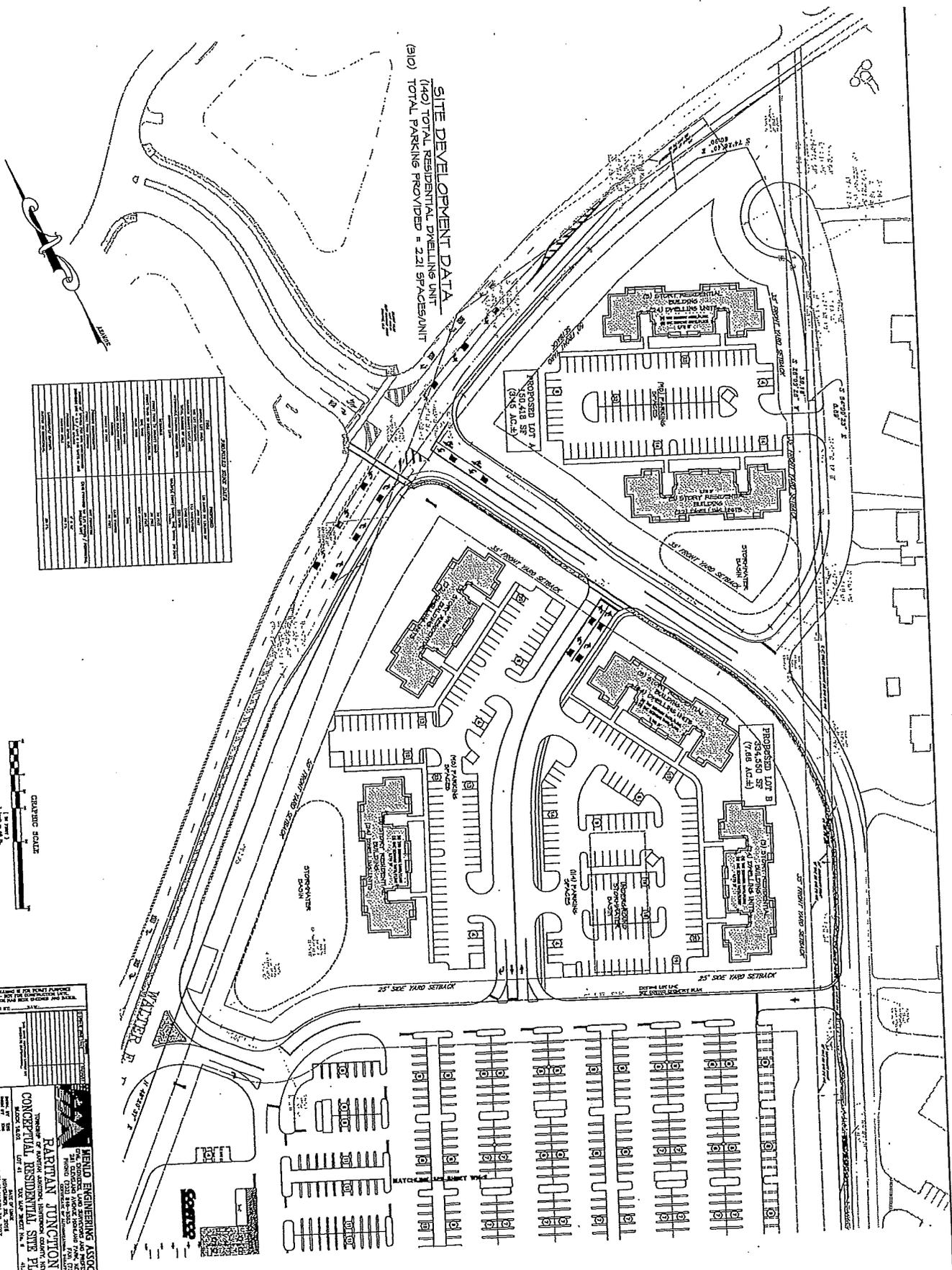
PLEASE TAKE NOTICE that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 5, 2017 and the same was then ordered to be published according to law with a public hearing and a vote scheduled for the meeting of June 20, 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.

Rose Sollena, RMC
Acting Township Clerk

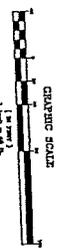
10A

**EXHIBIT A
CONCEPT PLAN**

SITE DEVELOPMENT DATA
 (140) TOTAL RESIDENTIAL DWELLING UNIT
 (810) TOTAL PARKING PROVIDED = 2.21 SPACES/UNIT



SITE USE SCHEDULE	
1	RESIDENTIAL
2	PARKING
3	ROADWAY
4	LANDSCAPE
5	UTILITIES
6	RETENTION BASIN
7	WATERWAY
8	ADJACENT PROPERTY
9	EXISTING BUILDING
10	EXISTING DRIVEWAY
11	EXISTING SIDEWALK
12	EXISTING CURB
13	EXISTING DRIVE
14	EXISTING SIDEWALK
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96	EXISTING CURB
97	EXISTING DRIVE
98	EXISTING SIDEWALK
99	EXISTING CURB
100	EXISTING DRIVE



MENLO ENGINEERING ASSOCIATES, INC.
 1000 W. CALIFORNIA AVENUE, SUITE 200, MENLO PARK, CA 94025
 (415) 321-1111 FAX (415) 321-1112
 WWW.MENLO-ENGINEERING.COM

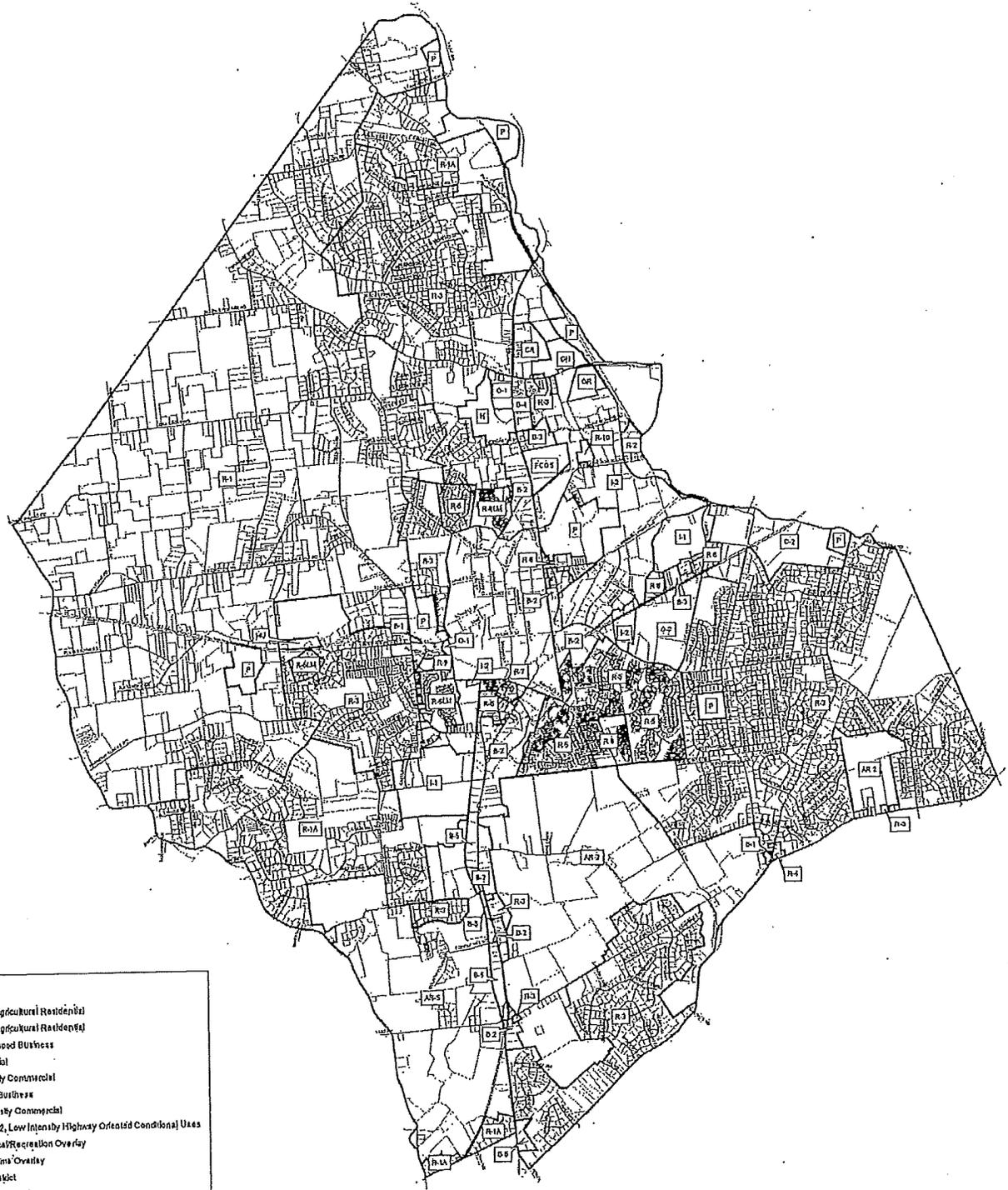
BARITAN JUNCTION
 TRAFFIC ENGINEERING AND SITE DESIGN
 1000 W. CALIFORNIA AVENUE, SUITE 200, MENLO PARK, CA 94025
 (415) 321-1111 FAX (415) 321-1112
 WWW.BARITAN-ENGINEERING.COM

CONCEPTUAL RESIDENTIAL SITE PLAN CP-4
 SHEET NO. 10A
 DATE: 11/13/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

10A

EXHIBIT B
2009 ZONING MAP

FRUITLAND TOWNSHIP
 Zoning **10A**
 2009



Legend

[Symbol]	AR-2 - 2 Acre Agricultural Residential
[Symbol]	AR-5 - 5 Acre Agricultural Residential
[Symbol]	B-1 - Neighborhood Business
[Symbol]	B-2 - Commercial
[Symbol]	B-3 - Community Commercial
[Symbol]	B-4 - Highway Business
[Symbol]	B-5 - Low Intensity Commercial
[Symbol]	LHO - NJSP-12, Low Intensity Highway Oriented Conditional Uses
[Symbol]	CR - Commercial/Recreation Overlay
[Symbol]	GH - Group Home Overlay
[Symbol]	H - Hospital District
[Symbol]	I-1 - Restricted Industrial
[Symbol]	I-2 - Major Industrial
[Symbol]	O-1 - Professional Office
[Symbol]	O-2 - Business Office
[Symbol]	OR - Outdoor Recreation Overlay
[Symbol]	PCOS - Planned Commercial Office Service
[Symbol]	P - Public
[Symbol]	R-1 - Rural Residential (Very Low Density)
[Symbol]	R-1A - Rural Residential (Low Density)
[Symbol]	R-2 - Rural Residential (Conservation Density)
[Symbol]	R-3 - Residential
[Symbol]	R-4 - Residential
[Symbol]	R-5 - Planned Residential
[Symbol]	R-6 - Residential
[Symbol]	R-6LM - Low/Mid Residential
[Symbol]	R-7 - Residential (multi-family)



TOWNSHIP OF RARITAN

COUNTY OF HUNTERDON, NEW JERSEY

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

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I - Intent

It is the intent of this amendment to permit the development of commercial, office, and service uses, as well as an inclusionary residential development option within the PCOS zoning district of the Township when such uses provide adequate open space and a mixture of uses.

Section II-Planned Commercial-Office Service District

Section 16.63 Planned Commercial-Office-Service District is hereby amended as follows:

16.63.020 Purpose

It is the purpose of this amendment to permit the development of a residential component to the existing Raritan Town Square to permit the development of a rental housing component that will include apartments affordable to low and moderate income households when such uses provide adequate open space, architectural detail, public and semi-public areas, provide for a mixture of uses, and are serviced by public sanitary sewer and public water.

16.63.030 Principal Permitted Uses

- A. Retail;
- B. Professional Offices;
- C. Business Offices;
- D. Restaurants (including outdoor seating areas and drive through);
- E. Delicatessen;
- F. Medical Offices;
- G. Optometrist, including eye glass sales;
- H. Movie Theaters;
- I. Catering and Assembly Halls;
- J. Hotels (excluding motels);
- K. Dry Cleaning drop off shops;
- L. Banks;

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- M. Barbers, Beauty Salons, Nail Salons, Spas and other cosmetic services;
- N. Travel Agents;
- O. Photographers;
- P. Real Estate offices;
- Q. Indoor Recreational Uses;
- R. Outdoor Recreation facilities;
- S. Public Uses;
- T. Theaters and Civic Facilities;
- U. Parking Structures;
- V. Light Manufacturing provided the use is not visible by the general public and the use is conducted solely within a building
- W. Child Care Centers;
- X. Multi-family residential housing units, subject to conditions in Section 16.20.040.
- Y. The following Uses are specifically prohibited:
 1. Car Wash
 2. Vehicle Repair
 3. Vehicle Sales
 4. Wholesale and distribution facilities
 5. Kennels
 6. Motels
 7. Outdoor storage of goods or materials.
 8. Permanent Outdoor sales

Section 16.63.040 Conditional Uses

- A. Essential Services
- B. Public and Private Schools and Day Nurseries
- C. Houses of Worship
- D. Seasonal Sales Areas

Section 16.63.050 Floor Area Requirements: Maximum total FAR 590,250 s.f. (0.24) for Lots 35 & 36

Use Category (Principal Use)	Min. Required Square Feet (% of total retail square feet developed)	Max. Developable Square Feet (% of total floor area developed)
1. (Retail)	N/A	65%
2. (Service Uses)	74,995 sf	No Maximum
3. (Office Uses)	12,636	No Maximum

Residential apartment buildings are not included in floor area ratio calculations.

Category 1: Retail Sales

Category 2: Service Uses, Child Care, Restaurants (including take out and exterior eating areas), Hotels, Banquet Facilities, Conference Facilities, Recreation, Movie Theaters, Theaters, Public Uses, Civic Uses, Light Manufacturing, Insurance and Real Estate offices, and Travel Agencies.

Category 3: Office Uses (including professional, business, medical, research labs)
(See Section 16.63.060.B for additional requirements)

Any Civic Use developed shall count towards Category 2 as 1.5 sq. ft. for every 1 sq. ft. developed when approved by the Planning Board (See Section 16.63.060.8.3).

Category 4: Residential Uses: The maximum permitted total units for multi-family apartment housing within the district is 140 dwelling units of which 20% or 28 dwelling units shall be deed restricted so as to remain affordable to low and moderate income households.

- C. The market rate rental apartments units shall be either efficiency units, one-bedroom or two (2) bedroom units only. There shall be no market rate units with more than two (2) bedrooms. The affordable units shall comply with the bedroom allocation requirements pursuant to N.J.A.C. 5:93 – 7.3(a).
- D. The phasing of market rate to affordable units during construction will meet the construction sequence schedule set forth in N.J.A.C. 5:93– 5.6(d).
- E. Each structure shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate units.

Section 16.63.060 Open Space and Buffer Requirements

A. A 100 ft. open space buffer area shall be provided along the frontage of a state highway and a 50 ft. open space buffer shall be provided along the frontage of any County or Township road.

- 1. The open space buffer shall not be used for parking, loading, storage, or any activity that is either part of or accessory to the proposed use.
- 2. The open space buffer may contain utility lines, driveways, or pedestrian or bicycle paths, provided that:

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- a. The proposed locations of such uses are necessary for their proper functioning, and such uses cross the buffer where feasible, rather than lie along the length of the, buffer, and
 - b. The total width of the buffer is maintained.
3. Detention basins shall not be permitted in the open space buffer, with the exception that retention ponds and/or underground storm water management systems are permitted:
- B. A minimum of 10% of the total lot area shall be set aside and/or developed for usable open space, public and/or civic uses. All open space and civic or public uses shall be reviewed and approved by the Planning Board.
1. The open space requirement may be provided by exterior green spaces or interior civic or other public indoor recreational facility or interior public spaces or any combination thereof. The use of interior civic or public recreational spaces shall be considered as a Category 2 use, as listed in Section 16.63.050. Interior spaces shall account for no more than 50% of the total open space requirement. Interior spaces may be located in individual buildings, on upper floors, portions of buildings, or any combination thereof.
 2. The Residential Uses shall provide a recreational amenity located in proximity to the Residential building and provide a minimum area of 400 s.f. for play- area or structure.
 3. Maximum impervious cover = 55%
 4. Any interior civic space may be counted as 1.5 sq. ft. of floor area under category 2 in Section 16.63.050 Floor Area Requirements, for every 1 sq. ft. of gross floor area developed when such Civic space is approved by the Planning Board.

Section 16.63.070 Utilities

- A. All uses must be serviced by sanitary sewer and public water. Applicant shall submit evidence of sufficient sanitary sewer and potable water capacity, as per the municipal application checklist requirements before application can be heard.
- B. All public utilities must be located underground.

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Section 16.63.080 Shared development

Either through private agreements, joint ownership, joint application, or other means the hard surface coverage, parking, open space and floor areas for the various uses may be provided, transferred and/or clustered on one or all sites (i.e. the entire zone may be developed as one site). Such transfer will require approval of any and all agreements, easements or other necessary documentation by the Planning Board.

Section 16.63.090 Parking

- A. Parking requirements on the site may be reduced to 1 space per 250 sq. ft. of gross floor area provided an adequate mixture of land uses is provided that permits the sharing of parking facilities. Additional sharing, of parking facilities may be permitted after review by the Planning Board.
- B. Parking for the residential use must meet RSIS standards.
- C. Parking islands and landscaping to meet existing Township standards.
- D. Handicapped parking spaces must be provided in accordance with State of NJ regulations.

Section 16.63.110 Design Guidelines

1. Signs (both ground and wall signs) shall be coordinated in color and design. Directional signs shall be provided throughout any development to assist in the flow of traffic to the most efficient entry and exit point.
2. A common green space complimentary to civic and recreational uses shall be provided.
3. A mixed use (retail/office/service/civic) area shall be provided adjacent to the central green space.
4. Uses should be clustered within any development to aid in pedestrian access among the various uses. Uses shall not be located on isolated building pads.
5. Multi-story development is encouraged.
6. Parking facilities should be designed so that they are shielded from view from the public areas within the site and from passers-by on exterior roadways. Parking areas should be so located as to aid in the sharing of parking facilities.
7. All parking areas, storm water systems, buffers, green spaces and other areas shall be landscaped as per township requirements.
8. The overall architectural design of the site should be coordinated in color, scale and design. Each individual use shall be architecturally delineated.
9. Loading and other building service areas shall be shielded from view from the public and shall be combined, where possible.
10. Lighting shall be kept to a minimum and shall follow requirements found elsewhere in this ordinance.

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11. Any parking structures shall be adequately lit. In addition, any such structure shall be incorporated into the overall architectural design of the site.
12. School Bus Pads that meet the standards of the Raritan Township public school districts need to be provided
13. Each residential shall have a mix of market rate and affordable units, intermixed throughout the building structure and floors. The exterior of the affordable units shall be visually similar in appearance to the market rate apartment units.

Section 16.63.120 Hours of Operation

All uses shall be closed to the general public from 2 am to 5 am of every day, except uses within 200' of the Residential Buildings shall limit hours of operation to 12 am to 5 am.

Section III

Section 16.68.60 Specific Standards shall be amended as follows:

U. Seasonal Sales Areas.

1. The seasonal sales shall be accessory to a use already conducted on the site.
2. The sales shall not exceed a period of 6 months per calendar year.
3. No additional signage is permitted.
4. The area shall be designated on an approved site plan.
5. If the seasonal sales area is to be located on area designed and approved for use as parking, the Planning Board may determine at any time that the area shall be converted back to its primary use as a parking area if the parking demand of the property requires it.

Section IV

Section 16.64.010 Schedule I (Schedule of Area, Yard, and Building Requirements) shall be amended and supplemented as follows:

See separate table

Section V

Any component of the residential portion permitted within the PCOS District shall be exempt from the requirements of Section 16.20.040.

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Section VI

Residential Affordable Housing Requirements

All Residential Rental Development shall set aside a minimum of 20% of the total number of units for affordable housing. There shall be a maximum of 140 units allowed in the PCOS Zone.

Each individual applicant for tenancy in an affordable unit shall be reviewed by the applicant and the Township's administrative agent, (present Central Jersey Housing Resources Center Inc.), The applicant shall provide on a timely basis and upon request to the Township planner and Administrative Agent with all the information necessary for the Township to document affordable housing compliance. There will be a 30 year deed restriction on the affordable housing units, which will restrict the use of the 28 units to affordable housing in accordance with the rules and regulation of the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et seq. and the substantive rules of the Council on Affordable Housing, if applicable, as amended and in effect. The form of this deed restriction shall be reviewed by the Raritan Township Special Affordable Housing Attorney for conformity to this resolution and will be recorded with the Hunterdon County Clerk prior to the start of construction.

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Zone	Principal Permitted Uses	Lot Area ² (Sq. ft)	Lot Width ³ (frontage)		Minimum Yards Principal Structures			Side & Yards Setbacks for Accessories Structures			Maximum Height	Maximum Hard Surface Coverage (percent)	FAR (%)	Existing Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front	Rear	Side	Housing Animals	Other Farm Structures	Non-Farm Structures				Principal Structures	Accessory Structures	
PCOS	Retail, Office Service	5 acres	300	300	100/50 ¹⁹	40							20 ²⁰	N/A	N/A	N/A

- 2 See Section 16.64.130 for steep slope modifications.
- 3 See Section 16.64.090 for where measured, exceptions and lot circle requirements.
- 19 Front setback requirement is 100 ft. from a state highway and 50 feet from a county or township road. See Section 16.63 for additional setback and buffer requirements.
- 20 See section 16.63.050 for additional floor area requirements.
- 21 There shall be no side setback requirements where interior lot lines within the zone abut.

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Section VII Severability

If the provision of any article, subsection, paragraph, subdivision or clause of this Chapter shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section VIII

All other provisions of the said ordinance shall remain in full force and effect.

Section IX

This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing with the Hunterdon County Planning Board.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 5, 2017 and the same was then ordered 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, Raritan Township (Flemington), N.J. at which time all interested persons will be heard.

Rose Sollena, RMC
Acting Township Clerk

10C

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-16

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY, WAGE AND COMPENSATION PLAN FOR THE YEAR 2017-2019 FOR EMPLOYEES IN THE CWA LOCAL 1040 WHITE COLLAR BARGAINING UNIT AND PROVIDING FOR THE ADMINISTRATION THEREOF.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The salary and wage plan for employees whose positions are represented by CWA Local 1040 White Collar bargaining unit for the year 2017 shall be as follows:

	<u>Minimum</u>	<u>Maximum</u>
<u>Group 1</u> Clerk Typist	22,000	28,000
<u>Group 2</u> Civilian Police Desk Operator Tax Clerk	25,000	38,250
<u>Group 3</u> Administrative Secretary Administrative Secretary/Deputy Registrar Assessing Clerk Construction Control Person Construction Office Coordinator/Secretary Court Clerk Deputy Court Administrator Violations Clerk	28,000	45,950
<u>Group 4</u> Assistant Tax Collector Assistant Supervisor of Accounts Engineering Aide/Inspector Executive Secretary Office Manager (Police) Planner/Planning Board Secretary Property Code/Zoning Inspector Registrar of Vital Statistics	31,000	61,500

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	<u>Minimum</u>	<u>Maximum</u>
<u>Group 5</u>	40,000	67,000
Fire Prevention Inspector		
Senior Engineering Assistant		
 <u>Group 6</u>	 46,000	 71,000
Assistant Tax Assessor		
Uniform Construction Code Inspectors		

Section II. The hourly rates for part time positions shall be based on the full time rate for the position. The

Section III. LONGEVITY

All full-time employees (min. 35 hours) hired prior to January 1, 2006 shall be entitled to longevity as follows:

After five (5) years of service	\$1,000
After eight (8) years of service	\$1,500
After ten (10) years of service	\$2,000
After thirteen (13) years of service	\$2,500
After fifteen (15) years of service	\$3,000

Section IV. ATTENDANCE AT BOARD MEETING OR COURT SESSIONS

Employees whose duties involve attendance at evening meetings or court sessions will be additionally compensated as follows:

Minimum compensation per meeting/session	\$30.00
Hourly rate for length of meeting/session	\$17.00

The number of hours shall be rounded off to the nearest half hour increment.

Section V.

Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed

Section VI. This ordinance shall be in full force and effective upon adoption and publication in accordance with the law.

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Ordinance #17-16
Page 3

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, N.J. at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Township Clerk

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TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-17

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR EMPLOYEES REPRESENTED BY TEAMSTERS LOCAL 469 FOR THE YEARS 2017-2019 AND PROVIDING FOR THE ADMINISTRATION THEREOF.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The salary and wage plan for employees whose positions are represented by Teamsters Local 469 shall be as follows:

Hourly Rates of Pay:

A. Employees hired before January 1, 2000:

	<u>1/1/17</u>	<u>1/1/18</u>	<u>1/1/19</u>
Probationary	27.58	28.12	28.67
After 3 months	30.94	31.54	32.16
After 6 months	34.68	35.36	36.05
After 1 Year	38.09	38.83	39.59
After 5 Years	39.62	40.39	41.18
After 8 Years	40.00	40.78	41.58
After 10 Years	40.37	41.16	41.96
After 13 Years	40.76	41.55	42.36
After 15 Years	41.14	41.94	42.76

B. Employees hired from January 1, 2000 through the signing of the Agreement:

	<u>1/1/17</u>	<u>1/1/18</u>	<u>1/1/19</u>
Probationary	27.58	28.12	28.67
After 3 months	30.20	30.79	31.39
After 6 months	32.83	33.47	34.12
After 1 Year	35.48	36.17	36.88
After 2 Years	38.09	38.83	39.59
After 8 Years	38.87	39.63	40.40
After 10 Years	39.11	39.87	40.65
After 13 Years	39.36	40.13	40.91
After 15 Years	39.62	40.39	41.18

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C. Employees Hired After signing of the Agreement:

<u>For the Years</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Probationary	19.69	20.07	20.47
After 1 Year	20.73	21.13	21.54
After 2 Years	21.76	22.19	22.62
After 3 Years	22.80	23.24	23.70
After 4 Years	23.84	24.30	24.77
After 5 Years	24.87	25.36	25.85
After 6 Years	25.91	26.41	26.93
After 7 Years	26.94	27.47	28.01
After 8 Years	27.98	28.53	29.08
After 9 Years	29.02	29.58	30.16
After 10 Years	30.05	30.64	31.24

The hourly amount of employees within the steps shall be increased by the agreed upon percentages of the agreement covering 2017-2019. (1.8%, 1.95% & 1.95%). (As reflected above)

Section II.

Any and all matters not contained in this ordinance shall be in accordance with the provisions contained in the contract in the Teamsters Local 469 Blue Collar Union contract for the years 2016-2019.

Section III.

Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed

Section IV.

This ordinance shall be in full force and effective upon adoption and publication in accordance with the law.

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 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.

Rose Sollena, RMC/CMC
Township Clerk

10E

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-18

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR EMPLOYEES REPRESENTED BY THE SUPERIOR OFFICERS ASSOCIATION OF P.B.A. LOCAL 337A FOR THE YEARS 2017-2019 AND PROVIDING FOR THE ADMINISTRATION THEREOF.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The salary and wage plan for employees whose positions are represented by the Superior Officers Association of P.B.A. Local 337A shall be as follows:

A. Salary schedule for Lieutenants:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Start	138,622	143,869	146,675
After 20 Years	142,781	148,185	151,075
After 24 Years	144,167	149,624	152,542

B. Salary schedule for Sergeants:

1. Hired as Patrolman Prior to 1/1/97:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Start	117,751	122,208	124,591
After 5 Years	122,460	127,095	129,574
After 7 Years	123,638	128,318	130,820
After 10 Years	124,816	129,540	132,066
After 15 Years	125,993	130,762	133,312
After 20 Years	127,171	131,985	134,558

2. Hired as Patrolman After 1/1/97:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Start	117,751	122,208	124,591
After 5 Years	122,460	127,095	129,574
After 10 Years	123,638	128,318	130,820
After 15 Years	124,816	129,540	132,066
After 20 Years	125,993	130,762	133,312
After 24 Years	127,171	131,985	134,558

Section II. Any and all matters not contained in this ordinance shall be in accordance with the provisions contained in the Superior Officers Association P.B.A. Local 337A Union contract for the years 2016-2019.

Section III. Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed.

Section IV. This ordinance shall be in full force and effective upon adoption and publication in accordance with the law.

10E

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Raritan Township, Flemington, N.J. at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Township Clerk

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TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-19

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR EMPLOYEES REPRESENTED BY P.B.A. LOCAL 337 FOR THE YEARS 2017-2019 AND PROVIDING FOR THE ADMINISTRATION THEREOF.

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The salary and wage plan for employees whose positions are represented by P.B.A. Local 337 shall be as follows:

A. Salary Schedule for Patrolman Hired Prior to 1/1/97:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
After 15 Years	115,563	117,817	120,114
After 20 Years	116,643	118,918	121,237

B. Salary Schedule for Patrolman Hired From 1/1/97 To 12/31/12:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
After 5 Years	112,323	114,513	116,746
After 10 Years	113,403	115,615	117,869
After 15 Years	114,483	116,716	118,992
After 20 Years	115,563	117,817	120,114
After 24 Years	116,643	118,918	121,237

C. Salary Schedule for Patrolman Hired After 12/31/12:

<u>Year of Service</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Start	41,453	42,261	43,085
After 1 Year	49,230	50,190	51,169
After 2 Years	57,008	58,120	59,253
After 3 Years	64,786	66,049	67,337
After 4 Years	72,563	73,978	75,421
After 5 Years	84,079	85,718	87,390
After 6 Years	92,219	94,017	95,850
After 9 Years	100,359	102,316	104,311
After 14 Years	108,498	110,614	112,771
After 19 Years	116,643	118,918	121,237

Section II Any and all matters not contained in this ordinance shall be in accordance with the provisions contained in the P.B.A. Local 337 Union contract for the years 2016-2019.

Section III. Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed.

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Section IV. This ordinance shall be in full force and effective upon adoption and publication in accordance with the law.

ATTEST:

TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Raritan Township Flemington, N.J. at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Township Clerk

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-20

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR EMPLOYEES NOT COVERED BY A BARGAINING AGREEMENT AND PROVIDING FOR THE ADMINISTRATION THEREOF

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The Salary and Wage Plan for 2017 for employees not covered by a bargaining agreement shall be as follows:

A.	<u>PART-TIME POSITIONS</u>	<u>MIN.</u>	<u>MAX.</u>
	Mayor	1,000	7,400
	Township Committee	1,000	6,400
	Municipal Judge	23,000	47,500
	Prosecutor	13,000	30,000
	Municipal Public Defender	4,000	6,000
	Emergency Management Officer	3,000	6,000
	IT/Communications Coordinator	2,000	2,000
	Public Works Seasonal	8.00 per hour	11.35 per hour
	Search Officer for Improvements	600	800
	Interns	1,000	1,000
	Crossing Guard	15.00 per hour	28.76 per hour
	Deputy Clerk	15.00 per hour	24.00 per hour
B.	<u>FULL-TIME POSITIONS</u>	<u>MIN.</u>	<u>MAX.</u>
	<u>GROUP 1</u>	28,000	45,000
	Administrative Secretary		
	Deputy Township Clerk/Clerical Assistant		
	<u>GROUP 2</u>	40,000	59,750
	Administrator's Assistant/Purchasing Coordinator		
	<u>GROUP 3</u>	62,000	100,500
	Township Clerk		
	Tax Assessor		
	<u>GROUP 4</u>	97,000	165,300
	Administrator/CFO		
	Chief of Police		

Section II. ATTENDANCE AT BOARD MEETINGS OR COURT SESSIONS

A. The Municipal Judge and Prosecutor shall receive additional compensation for daytime court sessions at the rate of \$155.00 per hour only when such sessions are in addition to the regularly scheduled daytime court sessions.

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B. Employees in positions who are required to attend evening meetings as a Board Secretary will be compensated as follows:

Minimum compensation	\$30.00
Hourly rate	\$17.00

Section III. COMPENSATION FOR TEMPORARY, SEASONAL, PART-TIME HOURLY AND OTHER EMPLOYEES

The rates of compensation for temporary, seasonal and other employees for whom no other method of compensation is provided herein shall be established by the Administrator in accordance with the 2017 Budget. The rate of compensation for part-time hourly positions for titles contained in this ordinance shall be in accordance with the respective ranges for said titles.

Section IV. LONGEVITY

All full-time employees (35 hour work week) hired prior to January 1, 2006 shall be entitled to longevity as follows:

After five (5) years of service	\$1,000.
After eight (8) years of service	\$1,500.
After ten (10) years of service	\$2,000.
After thirteen (13) years of service	\$2,500.
After fifteen (15) years of service	\$3,000.

Section V. MILEAGE AND CAR ALLOWANCES

1. All employees using a personal vehicle in the pursuit of Township business shall be compensated at the rate per mile as set by the I.R.S. annually. Employees receiving a car allowance are excluded from this provision.
2. The following positions will receive car allowances in the annual amounts indicated in lieu of a township vehicle:
Chief of Police \$3,780.00

Section VI. CLOTHING ALLOWANCES

The following position will receive an annual clothing allowance in the annual amount indicated:

Chief of Police \$1,200.00

Section VII. ADMINISTRATION

The administration of the salary and wage plan established by this ordinance shall be the responsibility of the Administrator or other designated person and shall be implemented in accordance with the 2017 Budget and with such other policies, rules and regulations as may be adopted from time to time by the Township Committee.

Section VIII. Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed.

Section IX. This ordinance shall be in full force and effective upon final adoption and publication in accordance with the law.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, N.J. at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Township Clerk

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TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #17-21

**AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY ESTABLISHING A SALARY AND WAGE PLAN FOR
EMPLOYEES IN CWA LOCAL 1040 SUPERVISOR AND HIGHER LEVEL
SUPERVISOR BARGAINING UNITS EMPLOYEES FOR THE YEARS 2017-2019**

BE IT ORDAINED by the Mayor and Township Committee of the Township of Raritan as follows:

Section I. The Salary and Wage Plan for the years 2017-19 for employees whose positions are represented by CWA Local 1040 Supervisor and Higher Level Supervisor bargaining units shall be as follows:

	<u>Minimum</u>	<u>Maximum</u>
<u>GROUP 1</u>		
Supervisor of Accounts	40,000	57,000
<u>GROUP 2</u>	50,000	98,000
Assistant Township Engineer		
Assistant Superintendent - Public Works		
Building Subcode Official		
Electrical Subcode Official		
Fire Official		
Fire Subcode Official		
Municipal Court Administrator		
Plumbing Subcode Official		
Public Works Foreman		
Tax Collector		
<u>GROUP 3</u>	62,000	108,500
Building & Plumbing Subcode Official		
Construction Official		
Construction Official/Fire Subcode Official		
Planner		
Superintendent of Public Works		
Tax Assessor		
<u>GROUP 4</u>	97,000	163,000
Township Engineer		

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Section III. COMPENSATION FOR TEMPORARY, SEASONAL, PART-TIME HOURLY AND OTHER EMPLOYEES

The rates of compensation for temporary, seasonal and part time employees shall be in accordance with the respective ranges for said titles in this ordinance.

Section IV. LONGEVITY

All full-time employees (35 hour work week) hired prior to January 1, 2006 shall be entitled to longevity compensation only through calendar year 2012 after which longevity compensation shall cease. The schedule for the years 2011-2012 is as follows:

After five (5) years of service	\$1,000.
After eight (8) years of service	\$1,500.
After ten (10) years of service	\$2,000.
After thirteen (13) years of service	\$2,500.
After fifteen (15) years of service	\$3,000.

Section VI. ADMINISTRATION

The administration of the salary and wage plan established by this ordinance shall be the responsibility of the Administrator or other designated person and shall be implemented in accordance with the 2017 Budget and with such other policies, rules and regulations as may be adopted from time to time by the Township Committee.

Section VII. Any ordinance or part of any ordinance inconsistent with this ordinance is hereby repealed.

Section VIII. This ordinance shall be in full force and effective upon final adoption and publication in accordance with the law.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

NOTICE OF PENDING ORDINANCE

Please take notice that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017, and the same was then ordered to be published according to law with a public hearing and final consideration scheduled for the meeting of July 18, 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.

Rose Sollena, RMC/CMC
Township Clerk

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TOWNSHIP OF RARITAN

ORDINANCE NO. 17-22

AN ORDINANCE ACCEPTING AN AMENDMENT TO DRAINAGE EASEMENT NO. 1 FROM HEALTHQUEST OF CENTRAL JERSEY, L.L.C. FOR LOT 16 IN BLOCK 9 (NOW OR ABOUT TO BE KNOWN AS LOT 16.03 IN BLOCK 9) AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN.

WHEREAS, HealthQuest of Central Jersey, L.L.C. (“HealthQuest”) is the owner of property located at Lot 16 in Block 9 (now or about to be known as Lot 16.03, Block 9) (the “Property”) as shown on the Tax Map of the Township of Raritan; and

WHEREAS, HealthQuest previously conveyed to the Township of Raritan Drainage Easement No. 1 (“Drainage Easement No. 1”) dated August 26, 2008, which was recorded in the Hunterdon County Clerk’s Office on September 19, 2008 in Deed Book 2217, page 818; and

WHEREAS, on November 28, 2016, the Villages at Raritan, LLC, received preliminary and final site plan and minor subdivision approval (the “Approval”) for the Property from the Raritan Township Planning Board (the “Board”), RTPB File No. SP-654-PF, which Approval was memorialized by a Resolution of Approval No. 6-2017 adopted on February 22, 2017; and

WHEREAS, as a condition of the Approval, the Board required the relocation, amendment and vacation of a portion of Drainage Easement No 1; and

WHEREAS, an Amendment to Drainage Easement No. 1 has been reviewed and approved by the Raritan Township Attorney; and

WHEREAS, the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, wishes to accept the Amendment to Drainage Easement No. 1 from HealthQuest for Lot 16 in Block 9 (now or about to be known as Lot 16.03, Block 9) as shown on the Tax Map of the Township of Raritan.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that it hereby authorizes acceptance of the above Amendment to Drainage Easement No. 1 attached hereto; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon its adoption, passage and publication according to law.

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ATTEST:

RARITAN TOWNSHIP COMMITTEE

Rose Sollena, RMC/CMC
Acting Township Clerk

By: _____
Karen Gilbert, Mayor

NOTICE OF PENDING ORDINANCE

PLEASE TAKE NOTICE that the foregoing ordinance was adopted on first consideration by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017 and the same was then ordered to be published according to law with a public hearing and a vote scheduled for the meeting of July 18, 2017 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Raritan Township (Flemington), N.J. at which time all interested persons will be heard.

Rose Sollena, RMC/CMC
Acting Township Clerk

Correspondence 11A

Donald Hutchins

From: Kevin S. Watsey <Kevin.Watsey@amwater.com>
Sent: Monday, June 5, 2017 2:26 PM
Subject: Water Quality Reports Available Online for New Jersey American Water Customers

***Company's water continues to meet or surpass drinking water standards
in all 190 municipalities served***

VOORHEES, N.J. (June 5, 2017) – New Jersey American Water's annual Water Quality Reports are now accessible through its website at newjerseyamwater.com under Water Quality.

The annual water quality report details the quality of water supplied by New Jersey American Water against the compliance standards established by the US Environmental Protection Agency (EPA) and New Jersey Department of Environmental Protection (NJ DEP). It describes local drinking water sources, testing conducted on the water, substances detected, and the levels of those substances. Commonly asked questions and answers concerning local drinking water are also included.

"We are pleased to report that the drinking water we supplied to our customers is of higher quality than required by state and federal drinking water agencies. Our teams of water quality, plant operations, and water distribution professionals work hard each and every day to ensure the highest quality water and service to our customers in 190 municipalities across the state," said Anthony Matarazzo, senior director of Water Quality and Environmental Management, New Jersey American Water. "These annual results are a testament to our employees' dedication to excellence, and we encourage our customers to read the information provided in these reports."

In addition to the their water quality report, customers can learn more about New Jersey American Water's environmental stewardship and obtain further information on water quality at www.newjerseyamwater.com.

Printed copies of the report are also available to customers who do not wish to access it online. Customers can call the company's customer service center at 800-272-1325 to request a hard copy of their local district's report.

Kevin Watsey
Vice President - Government Affairs
New Jersey American Water
1025 Laurel Oak Rd
Voorhees, NJ 08043
Phone: 856-782-2373
Fax: 856-782-2490

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www.amwater.com

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Application for the 2017 Governor's Environmental Excellence Awards Is Now Available

The New Jersey Department of Environmental Protection (DEP) is pleased to announce that the application for the 2017 Governor's Environmental Excellence Awards is now available. Completed applications must be received at DEP by September 29.

The Governor's Environmental Excellence Awards Program is New Jersey's premier awards program for recognizing outstanding environmental performance, programs and projects throughout the state. These awards recognize individuals, businesses, institutions, communities, organizations, educators, youth and others who have made significant contributions to environmental protection in New Jersey.

Since the awards program was established in 2000, 160 winners have been recognized.

Nominations can be submitted for the following categories: Clean Air; Healthy Ecosystems; Water Resources; Land Conservation; Healthy and Sustainable Communities; Healthy and Sustainable Businesses; and Innovative Technology. In addition, the category for "Environmental Education" has been divided into two awards: one for adult-led educational initiatives and one for projects that are student-led or have succeeded due to a high level of student involvement.

The Governor's Environmental Excellence Awards Program is sponsored by the New Jersey Department of Environmental Protection, the New Jersey Environmental Infrastructure Trust and the New Jersey Corporation for Advanced Technology, in partnership with the New Jersey State League of Municipalities.

Award winners will be honored at a ceremony in December, to be held in Trenton.

The 2017 application and other awards information is available at www.nj.gov/dep/eeawards. Completed applications must be received at DEP by 5:00 p.m. on Friday, September 29.

Questions about the awards program can be forwarded to Tanya Oznowich by calling (609) 984-9802 or emailing Tanya.Oznowich@dep.nj.gov.



12A

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION 17 - 161

**AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR THE ADMINISTRATION OF AFFORDABLE
HOUSING**

WHEREAS, there exists a need for professional services for the Township of Raritan for a non-fair and open contract for the administration of affordable housing pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Township Committee has determined that Central Jersey Housing Resource Center (CJHRC) should be awarded a contract for the administration of affordable housing; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-11 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, prior to the execution of a contract, Central Jersey Housing Resource Center (CJHRC) will have completed and submitted a Business Entity Disclosure Certification which certifies that no individual with a 10% interest or larger has made any reportable contributions to a political committee or candidate for committee of the Township Committee of the Township of Raritan in the previous year, and that the contract will prohibit any individual with a 10% interest or larger from making any reportable contributions through the term of the contract, however, this not to be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during calendar year 2016, pursuant to N.J.S.A. 19:44A-20.4, et seq.; and

WHEREAS, this was not awarded through a "fair and open process" pursuant to N.J.S.A. 19:44A-20.4, *et seq.*; and

WHEREAS, the Certificate of Funds from the C.F.O. appended hereto certifies that municipal funds are available for same;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Raritan as follows:

1. Central Jersey Housing Resource Center (CJHRC) is hereby awarded a contract for the administration of affordable housing for a term beginning on July 1, 2017 and terminating on June 30, 2018.
2. That this contract be awarded without competitive bidding because the services in question are of a specialized, technical and professional nature, not reasonably capable of being reduced to specification.

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- 3. The Business Disclosure Entity Certification shall be placed on file with this resolution.
- 4. Central Jersey Housing Resource Center (CJHRC) will be compensated in the amount of \$3,755.50 per month for a one year total of \$45,066.00 as specified in the contract.
- 5. A notice of this resolution shall be published in an official newspaper of the Township and in accordance with the Local Public Contracts Law.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC/CMC
Acting Township Clerk

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**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

RESOLUTION #17-163

RECOGNITION AND HONOR OF PURPLE HEART RECIPIENTS

WHEREAS, this Country was built and endures as the symbol of freedom due to the sacrifices made in every generation by courageous Americans who have answered the call to duty; and

WHEREAS, these courageous individuals embody the very best of the American spirit, values and freedoms we as Americans cherish, and preserve the life and liberties, peace and security in these United States as well as around the world; and

WHEREAS, the Purple Heart is awarded in the name of the President of the United States to any member of the Armed Forces of these United States who while serving under competent authority, in any capacity has been wounded or has given the ultimate sacrifice; and

WHEREAS, the Military Order of the Purple Heart was Chartered by Congress in 1958 and is composed of military men and women who have been awarded the Purple Heart Medal; and

WHEREAS, the Mayor and the Township Committee of the Township of Raritan supports the mission of the Military Order of the Purple Heart to honor and support these courageous individuals.

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 in honor of the sacrifices made by these courageous individuals who have been bestowed the Purple Heart, and by all veterans and active Military men and women, it is with great pride and gratitude the Township of Raritan be recognized as a **PURPLE HEART COMMUNITY**.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena RMC
Acting Township Clerk

Karen Gilbert
Mayor

12B

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena RMC
Acting Township Clerk

13A

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-152

WHEREAS, an application, municipal fee and Tax Clearance Certificate have been received by the Acting Township Clerk of the Township of Raritan for the renewal of a previous liquor license issued by the Mayor and Township Committee of the Township of Raritan; and

WHEREAS, notice of the renewal of the license has been published under the direction of the Director of Alcohol and Beverage Control and no objections to the renewal of this license has been received by the Clerk; and

WHEREAS, this renewal application has been reviewed by the Acting Clerk of the Township of Raritan and the Police Department and, since no objections were received, recommends the renewal of the liquor license.

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan that the following liquor license be renewed for one year beginning July 1, 2017 to June 30, 2018:

*Flemington Lodge 1928 Elks Club House
t/a Flemington Lodge 1928 BPO Elks Club House
PO Box 261
Route 31
Flemington, NJ 08822*

*License # 1021-31-007-002
License Fee \$188.00*

BE IT FURTHER RESOLVED, that the Acting Clerk of the Township of Raritan, Rose Sollena, shall sign, issue and deliver such certificates of license to the above licensee on behalf of the Township of Raritan.

BE IT FURTHER RESOLVED, that the Acting Clerk of the Township of Raritan, Rose Sollena, shall forward a copy of this resolution to the Division of Alcohol Beverage Control.

13A

Resolution #17-152
Page 2

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Township Clerk of the Township of Raritan, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017

Rose Sollena, RMC
Acting Township Clerk



13A |

State of New Jersey
DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PO BOX 245
TRENTON, NJ 08695-0245

ALCOHOLIC BEVERAGE RETAIL LICENSEE
CLEARANCE CERTIFICATE
(RENEWAL)

5/15/2017

LIQUOR LICENSE NUMBER: 1021-31-007-003

SALES TAX REGISTRATION NUMBER: XXX-XX-6165/000

FLEMINGTON LODGE 1928 BPO ELKS CLUB HOUSE

The Director of the Division of Taxation, in accordance with chapter 161 Laws of N.J. 1995, has reviewed the records of the above holder of a retail alcoholic beverage license. This review shows that the licensee is in compliance with this act.

This certificate indicates the above license holder is in compliance with the above act and the Division of Taxation has no objections to renewal of said license. This certificate does not constitute a waiver of authority to demand resolution of any other deficiencies and delinquencies and shall not prevent further audit or the assessment of additional taxes, penalties, interest or fees as may be provided by law.

NOT TO BE USED FOR TRANSFERS

A handwritten signature in black ink, appearing to read "John J. Ficara", written over a horizontal line.

John J. Ficara
Acting Director, Division of Taxation

13B

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-153

WHEREAS, N.J.S. 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township of Raritan has been awarded \$61,541.88 from the Department of Environmental Commission and wishes to amend its 2017 Budget to include this amount as a revenue.

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of\$61,541.88 which is available as a revenue from:

- Miscellaneous Revenues
 - Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
 - Public and Private Revenues Off-Set with Appropriations:
 - 2017 Clean Communities Grant

BE IT FURTHER RESOLVED that a like sum of\$61,541,88 is hereby appropriated under the caption of:

- General Appropriations
 - (a) Operations Excluded from Caps
 - Public and Private Programs Off-Set by Revenues:
 - 2017 Clean Communities Grant
 - Other Expenses

BE IT FURTHER RESOLVED that the Township Clerk forward two copies of the required Certification to the Director of Local Government Services within three days.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

1313

CERTIFICATION

I hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC
Acting Township Clerk

13C

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-154

WHEREAS, N.J.S. 40A4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Township of Raritan has been awarded \$1,000.00 from Walmart and wishes to amend its 2017 Budget to include this amount as a revenue.

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2017 in the sum of\$1,000.00 which is available as a revenue from:

- Miscellaneous Revenues
 - Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
 - Public and Private Revenues Off-Set with Appropriations:
 - Law Enforcement Officers Training and Equipment

BE IT FURTHER RESOLVED that a like sum of\$1,000.00 is hereby appropriated under the caption of:

- General Appropriations
 - (a) Operations Excluded from Caps
 - Public and Private Programs Off-Set by Revenues:
 - Law Enforcement Officers Training and Equipment
 - Other Expenses

BE IT FURTHER RESOLVED that the Township Clerk forward two copies of the required Certification to the Director of Local Government Services within three days.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

13C |

Resolution #17-154
Page 2

CERTIFICATION

I hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC
Acting Township Clerk

13D

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-155

WHEREAS, an application, municipal fee and Tax Clearance Certificate have been received by the Acting Township Clerk of the Township of Raritan for the renewal of a previous liquor license issued by the Mayor and Township Committee of the Township of Raritan; and

WHEREAS, notice of the renewal of the license has been published under the direction of the Director of Alcohol Beverage Control and no objections to the renewal of this license have been received by the Clerk; and

WHEREAS, this renewal application has been reviewed by the Acting Township Clerk and the Police Department and since no objections were received, recommends the renewal of the liquor license.

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan that the following liquor license be renewed for one year beginning July 1, 2017 to June 30, 2018:

*The Rock of Raritan, LLC
t/a Bourbon Street Wine and Spirits
326 Route 31 North
Flemington, New Jersey 08822*

*License #1021-44-012-003
License Fee: \$2,500.00*

BE IT FURTHER RESOLVED that the following condition shall be imposed and made a part of this license:

“In the event of a transfer or move, said license shall be restricted to, and shall not be moved out of that section of the Township that is north of the intersection of Route 31 and County Route 523 - Junction Road.”

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BE IT FURTHER RESOLVED, that the Acting Clerk of the Township of Raritan, Rose Sollena, shall sign, issue and deliver such certificates of license to the above licensee on behalf of the Township of Raritan.

BE IT FURTHER RESOLVED, that the Acting Clerk of the Township of Raritan, Rose Sollena, shall forward a copy of this resolution to the Division of Alcohol Beverage Control.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Township Clerk of the Township of Raritan, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 21, 2016.

Rose Sollena, RMC
Acting Township Clerk



13D

State of New Jersey
DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PO BOX 245
TRENTON, NJ 08695-0245

ALCOHOLIC BEVERAGE RETAIL LICENSEE
CLEARANCE CERTIFICATE
(RENEWAL)

5/15/2017

LIQUOR LICENSE NUMBER: 1021-44-012-003

SALES TAX REGISTRATION NUMBER: XXX-XX-1320/000

ROCK OF RARITAN LLC

The Director of the Division of Taxation, in accordance with chapter 161 Laws of N.J. 1995, has reviewed the records of the above holder of a retail alcoholic beverage license. This review shows that the licensee is in compliance with this act.

This certificate indicates the above license holder is in compliance with the above act and the Division of Taxation has no objections to renewal of said license. This certificate does not constitute a waiver of authority to demand resolution of any other deficiencies and delinquencies and shall not prevent further audit or the assessment of additional taxes, penalties, interest or fees as may be provided by law.

NOT TO BE USED FOR TRANSFERS

A handwritten signature in black ink, appearing to read "John J. Ficara", written over a horizontal line.

John J. Ficara

Acting Director, Division of Taxation

13E

TOWNSHIP OF RARITAN

COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-156

WHEREAS, an application, municipal fee and Tax Clearance Certificate have been received by the Township Clerk of the Township of Raritan for the renewal of a previous liquor license issued by the Mayor and Township Committee of the Township of Raritan; and

WHEREAS, notice of the renewal of the license has been published under the direction of the Director of Alcohol and Beverage Control and no objections to the renewal of this license has been received by the Clerk; and

WHEREAS, this renewal application has been reviewed by the Clerk of the Township of Raritan and the Police Department and, since no objections were received, recommends the renewal of the liquor license.

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan that the following liquor license be renewed for one year beginning July 1, 2017 to June 30, 2016:

*Loyal Order of Moose Lodge #1829
PO Box 326
Barley Sheaf Road
Flemington, NJ 08822*

*License #1021-31-008-002
License Fee: \$188.00*

BE IT FURTHER RESOLVED that the following condition shall be imposed and made a part of this license:

“This licensee shall not permit the consumption, service, sale or otherwise of any alcoholic beverage, Monday through Friday, between the hours of 2:00 a.m. and 4:00 p.m. on those days when the Barley Sheaf Elementary School is in session. All other hours of operation shall be in accordance with the Municipal Ordinances of the Township of Raritan.”

13E

BE IT FURTHER RESOLVED that the Acting Clerk of the Township of Raritan, Rose Sollena, shall sign, issue and deliver such certificates of license to the above licensee on behalf of the Township of Raritan.

BE IT FURTHER RESOLVED that the Acting Clerk of the Township of Raritan, Rose Sollena, shall forward a copy of this resolution to the Division of Alcohol Beverage Control.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Township Clerk of the Township of Raritan, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC
Acting Township Clerk

13F

RARITAN TOWNSHIP

COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-157

WHEREAS, an application has been filed with the Clerk of the Township of Raritan for a place-to-place expansion transfer of Distribution License #1021-44-010-005, issued to Penns Raritan, Inc., t/a Raritan Wine & Spirits for the premises located at 14 Commerce Street, Flemington, New Jersey; and

WHEREAS, legal notice of the application was published twice in the Courier News and an affidavit of publication was provided to the Township Clerk; and

WHEREAS, the Clerk of the Township of Raritan has received no objections to the place-to-place expansion transfer; and

WHEREAS, Penns Raritan, Inc., t/a Raritan Wine & Spirits has paid the transfer fees and the license has been properly renewed for the current license term effective July 1, 2017 through June 30, 2018; and

WHEREAS, the liquor license number will be changed to reflect the new generation number 006.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Raritan that the Place-to-Place expansion transfer be granted to:

License #1021-44-010-006

*Penns Raritan, Inc.
t/a Raritan Wine & Spirits
14 Commerce Street
Flemington, New Jersey 08822*

BE IT FURTHER RESOLVED by the Township Committee of the Township of Raritan that the Clerk is directed to forward a certified copy of this resolution to the State Director of the Division of Alcoholic Beverage Control.

13F

Resolution #17-157
Page 2

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Township Clerk of the Township of Raritan, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC
Acting Township Clerk

13G

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-158

WHEREAS, Padero Solaer USA, Inc. in February, 2017 posted a \$850,645.20 Cash Performance Bond; and

WHEREAS, Padero Solaer USA, Inc. has requested a reduction its cash bond; and

WHEREAS, Township Engineer, Antoine Hajjar, has performed a site inspection and recommends the reduction the Cash Performance Bond be reduced in the amount of \$103,812.60 and:

WHEREAS, the Township of Raritan will retain \$189,150.00

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Cash Performance Bond posted by Raritan Junction, LLC be reduced in the amount of \$103,812.60.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena, RMC
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena, RMC
Acting Township Clerk



TOWNSHIP OF RARITAN

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MEMORANDUM

TO: Raritan Township Committee

FROM: Antoine Hajjar, NJPE & LS, CME
Township Engineer

DATE: June 14, 2017

RE: Request for Reduction of Performance Guarantees
Padero Solaer USA, Inc. aka SNNJ1 (Fisher Solar Farm).
BOA 3 5-2015
Block 8, Lot 3
Bond Reduction # 3

Antoine Hajjar

I am advised by Rose Sollena, Acting Township Clerk, that Padero Solaer USA, Inc. aka SNNJ1 (Fisher Solar Farm) has requested a reduction in its standing performance guarantee based upon the site improvements completed to date. We have inspected the site and prepared an estimate of the improvements remaining on the development site. A copy of our estimate dated 1/23/2017 last revised 6/14/2017 is attached for your information. Our records show that the current performance guarantee now held by the township is \$292,962.60 in cash. Based on our inspections and the attached cost estimate, I recommend that the Township retain \$189,150.00 and release \$103,812.60 plus any accrued interest. I trust that this recommendation will result in the necessary bond reductions at your next regularly scheduled meeting.

I trust this is satisfactory.

Attachment

CC: Kristi Gano, Deputy Twp. Clerk w/ attach.
Don Hutchins, ADM w/ attach. (email)
Frank Dekker, Padero Solaer USA, Inc. w/ attach. (email)
Tim Baker, Padero Solaer USA, Inc. w/ attach. (email)
Daniel Makoski, Esq. w/ attach. (email)

RARITAN TOWNSHIP ENGINEERING DEPARTMENT

Engineer's Cost Estimate

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Project: Clean Generation Solar - Energy Farm W-2-080
 Block 8 Lot 3
 BOA # 5-2015

Date: 1/23/2017
 Revised for bond reduction 3/29/2017
 Revised for bond reduction 5/22/2017
 Revised for bond reduction 6/14/2017

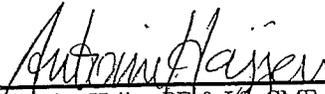
Item #:	Description	Unit	QTY	Unit Price	Total Amount
1	Site Clearing and Stumping	Acre	0	\$4,500.00	\$ -
2	Soil Erosion Control: Silt Fence (Maintenance & Removal-50%)	LF	1,700	\$2.00	\$ 3,400.00
3	Soil Erosion Control: Traking Pad	Unit	0.0	\$2,500.00	\$ -
4	Earthwork (90% completed)	LS	0.0	\$125,000.00	\$ -
5	Aggregate for Staging are and Temporary Access Drive (Maintenance -50%)	CY	0	\$48.50	\$ -
6	3/4" Clean Stone for Permanent Access Drive	CY	250	\$55.00	\$ 13,750.00
7	Asphalt Pavement (Apron)	SY	60	\$100.00	\$ 6,000.00
8	Site ID Sign	Unit	1	\$500.00	\$ 500.00
9	Underground 15000 Gal Water Tank	Unit	1	\$52,000.00	\$ 52,000.00
10	EUV with Trailer	Unit	1	\$50,000.00	\$ 50,000.00
11	Chain Link Fence 7' High - Black Vinyl Coated	LF	0	\$45.00	\$ -
12	Chain Link Gate with Knox Padlock	Unit	0	\$2,500.00	\$ -
13	Utility Poles	Unit	0	\$10,000.00	\$ -
14	Concrete Pad, 8" Thick reinforced	SF	0	\$12.50	\$ -
15	"Jacked" Electric Line in HDPE Conduit	LF	0	\$25.00	\$ -
16	Staging Area & Temporary Access Removal and scarification	SY	2,325	\$3.00	\$ 6,975.00
17	Landscaping: Evergreen Trees	Unit	0	\$350.00	\$ -
18	Landscaping: Pin Oak	Unit	0	\$450.00	\$ -
19	Seeding	LS	1	\$20,000.00	\$ 20,000.00
20	Delineator	Unit	20	\$75.00	\$ 1,500.00
21	Contact Information Placards	Unit	20	\$50.00	\$ 1,000.00
22	Conservation Easement Signs	Unit	20	\$125.00	\$ 2,500.00
23	Conservation easement Pins with Caps.	Unit	0	\$175.00	\$ -
Total					\$ 157,625.00

Performance Guarantee @120%	\$189,150.00
Cash Bond @10%	\$18,915.00
Surety or Letter Credit @90%	\$170,235.00

References"

- 1 - Plans: "Preliminary and Final Site Plan,Clean Generation Solar - Energy Farm W2-080, prepared by Engineering and Land Planning Associates, Inc. dated 6/4/2015, last revised 12/12/2016.
- 2 - Engineer's Decommissioning Cost Estimate: Fisher Garden Solar Facility prepared by Engineering and Land Planning Associates, Inc. dated 1/16/2017
- 3 - 2014 RSMMeans Site Work & Landscape Cost Data

Note: If an item (s) has been overlooked in this estimates, it will be the responsibility of the Applicant to complete said item (s) prior to final inspection and approval and in accordance with the approved plans and pertinent Township Resolution


 Antoine Hajjar, PE & LS, CME
 Township Engineer

6/14/2017
 Date

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-159

WHEREAS, on January 3, 2017 Lori and Dan Boni Sr. made a Payment In lieu of Roads in the amount of \$8,016.50 in connection with a new home construction project on Plum Brook Road; and

WHEREAS, the Township of Raritan has decided to cease the collection of these contributions and to refund all unused funds; and

WHEREAS, Lori and Dan Boni Sr. has requested the return of their Payment In lieu of Roads plus any accrued interest; and

WHEREAS, Township Administrator Donald Hutchins, recommends the return of the Payment In lieu of Roads to Lori and Dan Boni Sr.

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 Payment In lieu of Roads posted by Lori and Dan Boni Sr. in the amount of \$8,016.50 plus any accrued interest is hereby returned.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena RMC, CMC
Acting Township Clerk

Karen Gilbert
Mayor

I, Rose Sollena, Acting Township Clerk of the Township of Raritan, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena RMC, CMC
Acting Township Clerk

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**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

RESOLUTION #17-164

**RESOLUTION TO RESCIND RESOLUTION 17-122 AUTHORIZING THE
APPOINTMENT OF SCOTT WILLIAMSON TO FULL TIME DEPUTY FIRE
MARSHAL**

WHEREAS, the Township Committee of the Township of Raritan did resolve to appoint Scott Williamson as full time Deputy Fire Marshal at a regularly scheduled meeting of the Township Committee on May 16,2017; and

WHEREAS, Scott Williamson did request in writing to decline this appointment after Resolution 17-122 was resolved and before the effective date of Resolution 17-122; and

WHEREAS, the Township Committee of the Township of Raritan accepts the letter of declination from Scott Williamson.

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Township Committee of the Township of Raritan, Hunterdon County, State of New Jersey that Resolution 17-122 is hereby rescinded.

ATTEST:

TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN

Rose Sollena, RMC/CMC
Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20,2017.

Rose Sollena, RMC/CMC
Acting Township Clerk

TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY

RESOLUTION #17-165

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
 - b) Personnel:
 - c) Litigation:
 - d) Attorney Client Privilege:
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 come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Resolution #17-165
Page 2

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Rose Sollena
Acting Township Clerk

Karen Gilbert
Mayor

CERTIFICATION

I, Rose Sollena, Acting Clerk of the Township of Raritan, County of Hunterdon, hereby certify that the foregoing Resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on June 20, 2017.

Rose Sollena
Acting Township Clerk