

**RARITAN TOWNSHIP COMMITTEE  
TUESDAY, FEBRUARY 4, 2020  
MEETING BEGINS AT 6:30 P.M.**

**AGENDA TO THE EXTENT KNOWN**

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

**1. MEETING CALLED**

Meeting called to order at: \_\_\_\_\_

**2. ROLL CALL**

Roll Call	Present	Absent
Karen Gilbert, Deputy Mayor		
Gary Hazard, Committee Member		
Scott MacDade, Committee Member		
Lou Reiner, Committee Member		
Jeff Kuhl, Mayor		

**3. MEETING ADVERTISED**

Mayor Kuhl advised that the meeting was advertised January 13, 2020 in the Courier News and noticed to the Hunterdon County Democrat, Star Ledger, NJ.com, Express Times, and posted on the municipal bulletin board and the Township website in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975.

**4. RESOLUTION #20-46 – CLOSED SESSION**

- a. **Contract Negotiations** – **Habitat for Humanity Agreement for the Purchase and Sale of Real Estate**
- b. **Personnel** -
- c. **Attorney-Client Privilege** –
- d. **Pending Litigation** - **TapInto v. Township of Raritan update**

Mayor Kuhl asks for a motion to adopt Resolution #20-46.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

5. **PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE**

Mayor Kuhl asks all to join in reciting the Pledge of Allegiance to our flag and remain standing for a moment of silence to remember our men and women serving in the Armed Forces and, in particular, those serving in troubled areas around the world.

6. **AMEND/APPROVE AGENDA**

Mayor Kuhl asks for a motion to amend and/or approve the Agenda.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

7. **PUBLIC COMMENT**

It is the policy of the Township Committee that public comment is limited to three (3) minutes per person. Public comment shall be permitted on items of concern regarding the agenda only. In addition, time will be allotted at the end of the meeting for public comment on any issue.

8. **FINANCIAL ISSUES**

**PAYMENT OF BILLS:**

- a. Payment of Bills as listed for Raritan Township: **\$3,772,813.21**

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

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

9. **REPORTS**

- a. Public Works – Snow Removal Reports – January 18-19, 2020

10. **LIAISON REPORTS**

Karen Gilbert (Deputy Mayor)	Fire/Rescue/OEM; Open Space; Planning Board (Class III Member)
Gary Hazard	Court; Open Space; RTMUA
Jeff Kuhl (Mayor)	Finance; Historians; Personnel; Planning Board (Class I Member);
Scott MacDade	Board of Health; Environmental Commission/Green Team; Historians
Louis Reiner	Agriculture Advisory Board; Finance

11. **UNFINISHED BUSINESS**

There is no unfinished business.

12. **NEW BUSINESS**

- a. Green Team Appointments: John Giotis, David Moutner
- b. Millbrook Place name change

13. **ORDINANCES (INTRODUCTION/FIRST READING)**

a. **ORDINANCE #20-06**

**AN ORDINANCE AUTHORIZING THE TOWNSHIP OF RARITAN TO PURCHASE A PORTION OF BLOCK 22, LOT 24 OF APPROXIMATELY 19.753 ACRES AND ALL OF BLOCK 22, LOT 25.03 FROM GLENN BROWNSTEIN AND MARY BROWNSTEIN IN AN AMOUNT OF \$273,456.00**

Mayor Kuhl asks for a motion to introduce Ordinance #20-06 on first consideration, same to be published according to law with a public hearing and a final vote scheduled for the meeting of February 18, 2020 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.

13. **ORDINANCES (INTRODUCTION/FIRST READING) (CONT.)**

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

b. **ORDINANCE #20-07**

**AN ORDINANCE AUTHORIZING THE TOWNSHIP OF RARITAN TO PURCHASE BLOCK 65, LOT 6 FROM THE RARITAN TOWNSHIP FIRE COMPANY IN ORDER TO EFFECTUATE A SALE OF A PORTION THEREOF TO HABITAT FOR HUMANITY TO CONSTRUCT TWO AFFORDABLE HOUSING UNITS**

Mayor Kuhl asks for a motion to introduce Ordinance #20-07 on first consideration, same to be published according to law with a public hearing and a final vote scheduled for the meeting of February 18, 2020 beginning at 7:00 p.m. at the Municipal Building, One Municipal Drive, Flemington, New Jersey at which time all interested persons will be heard.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

14. **ORDINANCES (PUBLIC HEARING/FINAL ADOPTION)**

a. **ORDINANCE #20-01**

**AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING, REVISING AND SUPPLEMENTING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF RARITAN PURSUANT TO THE CONDITIONS OF APPROVAL OF THE TOWNSHIP'S SETTLEMENT OF ITS AFFORDABLE HOUSING LITIGATION**

Mayor Kuhl asks for a motion to open the public hearing.

*Meeting opened to the public.*

Mayor Kuhl asks for a motion to close the public hearing and adopt Ordinance #20-01 on final consideration, same to be published according to law.

14. **ORDINANCES (PUBLIC HEARING/FINAL ADOPTION) (CONT.)**

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**b. ORDINANCE #20-02**

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF A STORMWATER MANAGEMENT MAINTENANCE EASEMENT FOR BLOCK 16, LOT 16.11 OF THE TAX MAP OF THE TOWNSHIP OF RARITAN FROM MACEDO INDUSTRIAL PARK IV, LLP AND A CONSERVATION EASEMENT FOR BLOCK 16, LOTS 16.07, 16.08, 16.09, 16.11 & 67.01 OF THE TAX MAP OF THE TOWNSHIP OF RARITAN FROM RENDALE'S LLC AND MACEDO INDUSTRIAL PARK IV, LLP**

Mayor Kuhl asks for a motion to open the public hearing.

*Meeting opened to the public.*

Mayor Kuhl asks for a motion to close the public hearing and adopt Ordinance #20-02 on final consideration, same to be published according to law.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**c. ORDINANCE #20-03**

**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 COMMUNITY EMERGENCY RESPONSE TEAM VOLUNTEERS**

Mayor Kuhl asks for a motion to open the public hearing.

14. **ORDINANCES (PUBLIC HEARING/FINAL ADOPTION) (CONT.)**

*Meeting opened to the public.*

Mayor Kuhl asks for a motion to close the public hearing and adopt Ordinance #20-03 on final consideration, same to be published according to law.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

d. **ORDINANCE #20-04**

**CALENDAR YEAR 2020  
 ORDINANCE TO ESTABLISH A CAP BANK  
 (N.J.S.A. 40A:4-45:14)**

Mayor Kuhl asks for a motion to open the public hearing.

*Meeting opened to the public.*

Mayor Kuhl asks for a motion to close the public hearing and adopt Ordinance #20-04 on final consideration, same to be published according to law.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

e. **ORDINANCE #20-05**

**AN ORDINANCE AUTHORIZING ACCEPTANCE OF A SIGHT TRIANGLE  
 EASEMENT FOR BLOCK 16, LOT 66 OF THE TAX MAP OF THE TOWNSHIP  
 OF RARITAN FROM CENTER FOR EDUCATIONAL ADVANCEMENT**

Mayor Kuhl asks for a motion to open the public hearing.

*Meeting opened to the public.*

Mayor Kuhl asks for a motion to close the public hearing and adopt Ordinance #20-05 on final consideration, same to be published according to law.

14. **ORDINANCES (PUBLIC HEARING/FINAL ADOPTION) (CONT.)**

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

15. **CORRESPONDENCE**

- a. Girl Scouts request for use of Township-owned park for scavenger hunt

16. **NON-CONSENT AGENDA**

***I. Minutes:***

**a. Township Committee Regular Meeting Minutes:**

- 1. January 21, 2020

Mayor Kuhl asks for a motion to approve the Regular Meeting Minutes of January 21, 2020.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**b. Township Committee Executive Session Meeting Minutes:**

- 1. January 21, 2020 (**to be delivered**)

Mayor Kuhl asks for a motion to approve the Executive Session Meeting Minutes of January 21, 2020.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

16. **NON-CONSENT AGENDA (CONT.)**

**c. Township Committee Special Meeting Minutes:**

1. January 21, 2020 (to be delivered)

Mayor Kuhl asks for a motion to approve the Special Meeting Minutes of January 21, 2020.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

***II. Resolutions:***

- a. **Resolution #20-47 – Authorizing Budget Transfers  
 (Requires 4 votes for adoption.)**

Mayor Kuhl asks for a motion to adopt Resolution #20-47.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

- b. **Resolution #20-48 – Certifying Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964**

Mayor Kuhl asks for a motion to adopt Resolution #20-48.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

16. **NON-CONSENT AGENDA (CONT.)**

**c. Resolution #20-49 – Endorsing the 2020 Amended Third Round Housing Plan Element and Fair Share Plan**

Mayor Kuhl asks for a motion to adopt Resolution #20-49.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**d. Resolution #20-50 – Authorizing the Planning Board to Conduct a Preliminary Investigation Whether the Block 84, Lot 34 Meets the Criteria as an Area in Need of Redevelopment (Non-Condensation) (99 Route 31/202)**

Mayor Kuhl asks for a motion to adopt Resolution #20-50.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**e. Resolution #20-51 – Authorizing the First Amendment to the Memorandum of Agreement Between the Township of Raritan and Alfred Payne, III, Chief of Police**

Mayor Kuhl asks for a motion to adopt Resolution #20-51.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

**f. Resolution #20-60 – Extending Affordable Housing Restrictions and Controls on Existing Township Affordable Housing Units**

16. **NON-CONSENT AGENDA (CONT.)**

Mayor Kuhl asks for a motion to adopt Resolution #20-60.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Deputy Mayor				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

17. **CONSENT AGENDA**

All matters listed on the Consent Agenda are considered to be routine by the Township Committee and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Resolution #20-52 – **Authorizing the Refund of Developer’s Escrow (Confident Canine)**
- b. Resolution #20-53 – **Authorizing the Refund for Construction Permit Fee (Sunrun Installation Services, Inc.)**
- c. Resolution #20-54 – **Authorizing the Refund for Construction Permit Fee (Vivint Solar Developers)**
- d. Resolution #20-55 – **Authorizing Release of Street Opening Bond (Block 72.28 Lot 12)**
- e. Resolution #20-56 – **Authorizing the Return of Bond for Solicitor’s Permit (Dunn)**
- f. Resolution #20-57 – **Authorizing the Appointment of Raymond L. Hughes II as Risk Manager**
- g. Resolution #20-58 – **Authorizing Contract Award for Link High**
- h. Resolution #20-59 – **Authorizing Contract Award for Spatial Data Logic**

17. **CONSENT AGENDA (cont.)**

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

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Committee Member				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

18. **PRIVILEGE OF THE FLOOR**

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

19. **CLOSED SESSION**

20. **OPEN SESSION**

21. **FURTHER ACTION**

22. **ADJOURNMENT**

Mayor Kuhl asks for a motion to adjourn.

Roll Call	Moved	Seconded	Ayes	Nays
Karen Gilbert, Committee Member				
Gary Hazard, Committee Member				
Scott MacDade, Committee Member				
Lou Reiner, Committee Member				
Jeff Kuhl, Mayor				

Meeting adjourned at: \_\_\_\_\_