

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

RESOLUTION #19-166

RESOLUTION RETIRING INTO EXECUTIVE SESSION

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

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

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a) Contract Negotiations: CWA, Teamsters Negotiations Update; Francavilla Property; Comcast Franchise Renewal
 - b) Personnel: Tax Clerk
 - c) Attorney-Client Privilege:
 - d) Pending Litigation: Collins Complaint; Affordable Housing Update
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will return to Regular Session and may take further action.
5. This Resolution shall take effect immediately.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
Current Fund			
1692 - A & S HYDRAULICS	PO 9157 81 Mower , New and Rebuilt Cylinder	965.00	965.00
4970 - ALFRED PAYNE	PO 9155 2019 State Chief's Conference and E	435.51	435.51
4955 - BCI TRUCK	PO 9156 24 Air Dryer & Repair Harness	312.69	312.69
4794 - CAESARS ATLANTIC CITY	PO 9033 Room for 2019 League of Municipalit	314.00	314.00
4908 - CANARX GROUP INC	PO 8444 B-RX 2019	1,084.40	1,084.40
895 - CENTURYLINK	PO 9147 JUNE 2019	8.54	8.54
1752 - CENTURYLINK-PAYPHONES	PO 8394 B-2019 PAYPHONE	50.00	50.00
4582 - CLINTON FIRST AID & RESCUE	PO 9062 CPR Cards	48.00	48.00
4359 - COMCAST- #0150731	PO 8247 B-COMCAST SERVICE - PD (84990529101	165.45	165.45
115 - CORNERSTONE PRINT & IMAGI	PO 9063 Business Cards for Officer	70.34	
	PO 9184 Overtime/Holiday Pay Forms	355.17	425.51
1491 - COUNTY CONCRETE CORP	PO 9059 Concrete for DPW Building	1,030.00	
	PO 9089 Concrete Curbing for DPW Facility	915.00	1,945.00
196 - GANNETT NJN	PO 9141 Legal Notice	47.90	47.90
4327 - CROWN TROPHY	PO 9140 Name Plate	35.00	35.00
218 - DELTA DENTAL PLAN NJ INC	PO 7951 B-2019 DENTAL	10,010.52	10,010.52
1048 - DEMPSEY UNIFORM & LINEN SUPPLY	PO 9129 Mat Service	110.58	110.58
3833 - DIFRANCESCO, BATEMAN, COLEY ETC	PO 7966 B-2019 LEGAL SERVICES	8,834.87	8,834.87
1569 - ENGINEERED COMPONENTS INC	PO 9079 trk 24 Control Cables	371.42	371.42
4833 - F&S TIRE CORP INC	PO 9158 36 Sweeper Rear Tires	1,340.24	1,340.24
3511 - FASTENAL CO	PO 9152 36-1 Bolts, Shop Tools	64.35	
	PO 9176 Red Marking Paint	6.52	70.87
4758 - GENERAL PLUMBING SUPPLY INC	PO 9133 Admin. Bldg Urinal Supplies	59.17	
	PO 9175 Pipe for Pole Bldg	102.09	161.26
4817 - GERALD PANACCIONE	PO 9124 CLOTHING ALLOWANCE REIMBURSEMENT, G	223.96	223.96
354 - GOODYEAR AUTO CENTER	PO 8777 21-10 Tire Ploice	123.00	
	PO 8997 Police Tires	123.00	246.00
4563 - GREATAMERICA FINANCIAL SRVC	PO 8147 B-2019 COPIER AGREEMENT	1,662.78	1,662.78
3510 - HARRY HAUSHALTER, ESQ.	PO 8336 B-2019 TAX APPEALS	1,596.50	1,596.50
4895 - HAYDEE BALLESTER	PO 9168 Spanish interpreter 6/19/19	190.00	190.00
3914 - HOME DEPOT CREDIT SREV	PO 9136 Misc. Supplies	1,010.85	1,010.85
3725 - HUNTERDON COUNTY	PO 8961 911 Notice to be mailed along with	204.00	204.00
370 - HUNTERDON COUNTY CLERKS O	PO 9165 Municipal Share for Primary Electio	16,711.16	16,711.16
1929 - HUNTERDON HEALTHCARE	PO 8983 BLS ECards for Certification (CPR)	85.00	85.00
3252 - IDEMIA	PO 8930 NIC Card for Fingerprint Machine	210.00	210.00
430 - INTERSTATE BATTERY SYSTEM	PO 9159 21-25 Police Battery, Mtp-65 Invent	391.85	391.85
476 - JACQUELINE KLAPP	PO 9213 PLANNING BOARD AND BOA MEETING APR-	2,250.00	2,250.00
2795 - KOLLMER EQUIPMENT	PO 9085 89 Workman Repair Parts, Weed Wacke	48.03	
	PO 9154 98 Pole Saw	14.40	62.43
4815 - LEAF	PO 7950 B-2019 COPIER RENTAL	325.08	325.08
4322 - LINK HIGH TECH INC	PO 8043 B-MONITORING FOR 2019	1,850.00	1,850.00
508 - LORCO PETROLEUM SERVICE	PO 9135 Sludge Disposal	911.45	911.45
542 - MCANJ	PO 9170 MCANJ membership dues Fania	100.00	
	PO 9171 MCANJ membership dues Haver	75.00	175.00
5 - MCMASTER-CARR SUPPLY CO.	PO 9153 21-82 Pump Repair	25.91	25.91
4801 - MEZZA LUNA PIZZA	PO 9066 CERT Training Lunch	139.68	139.68
4959 - MID ATLANTIC PESTICIDE RECERT	PO 9106 Pesticide Spraying Cody Swift	105.00	105.00
4096 - MILFORD MOWER	PO 9150 98 Pole Saw & Wacker Plate Water Ba	333.97	333.97
4061 - NAPA	PO 9137 Road Supplies	6.02	
	PO 9148 Service & Repair Parts	558.98	565.00
1455 - NJ ANALYTICAL LABORATORIES	PO 9128 June Testing Lenape Park	125.00	125.00
4213 - NJ DIVISION OF ABC	PO 9166 Liquor License fees due ABC for mai	42.00	42.00
4740 - OCCUPATIONAL HEATH SERVICES	PO 9131 Drug Screening	239.00	239.00
4484 - PETERSON SERVICE CO, INC	PO 9130 AC Repair at DPW	207.40	207.40
4474 - POLLUTION CONTROL FINANCING	PO 9127 House 139 Sergeantsville Rd	44.91	44.91
2055 - POWERCO INC	PO 8905 Backhoe 63 Repair Parts	118.20	
	PO 9078 63 Ride Control Switch	36.00	154.20
4910 - QUEUES ENFORTH DEVELOPMENT INC	PO 9006 False Alarm Billing System	8,485.00	8,485.00
673 - RACHLES/MICHELE'S OIL CO	PO 9125 Gasoline	4,619.16	4,619.16
4227 - READY REFRESH	PO 8146 B-2019 BOTTLED WATER SERVICE	370.27	370.27
4777 - ROBERT E CHARLES III	PO 9149 63 Ripper Bushing	70.00	70.00
1939 - ROBERT H HOOVER & SONS	PO 9151 24 Repair Parts & 18 Door Glass	968.20	968.20
4252 - RTMUA	PO 9145 OPRA FEES	15.15	15.15
767 - SAMZIES UNIFORMS	PO 8851 Short Sleeve Shirt and Rank	102.00	102.00
2512 - SF MOBILE-VISION	PO 9017 Flash Card replacement and service	218.00	218.00
801 - SIRCHIE FINGERPRINT LAB	PO 9074 Marijuana Reagent Kits for Testing	34.38	34.38
3475 - STAPLES - POLICE	PO 9119 Supplies for teh Junior Police Acad	184.27	184.27
3474 - STAPLES - FW	PO 9134 Chair for PD	54.09	54.09
4936 - STATE TOXICOLOGY LABORATORY	PO 9018 Random Drug Screening	180.00	180.00
4528 - STAVOLA FLEMINGTON ASPHALT	PO 9179 Inlet Repairs, Pole Barn, and Old C	423.52	423.52
3496 - TRIPLE D TRAVEL	PO 9083 BUS TRIP 10/12/19 - DEPOSIT	100.00	100.00
2220 - US SPECIALTY COATINGS	PO 9132 White Field Marking Paint	1,677.00	1,677.00
4969 - VISUAL COMPUTER SOLUTIONS INC	PO 9180 POSS Scheduling Core/Training Modul	4,995.00	4,995.00
918 - VITAL COMMUNICATIONS INC	PO 7953 B-2019 TAX PROGRAM	824.00	
	PO 8575 HOMESTEAD BENEFIT TAX BILL CREDIT	116.46	940.46
4090 - WB MASON	PO 8870 Office Supplies	501.99	
	PO 9025 WB Mason order # S091930751	90.91	
	PO 9055 Office Supplies	31.67	624.57
486 - WOODRUFF ENERGY	PO 8396 B-2019 NATURAL GAS	1,163.71	1,163.71
State & Federal Grants			
2415 - FLEM-RARITAN BASEBALL	PO 9111 FRB 12U Roadside clean up Clover Hi	500.00	500.00
3914 - HOME DEPOT CREDIT SREV	PO 8813 Supplies for sweeper	348.00	
	PO 8869 White inlet marking paint	179.40	527.40

3436 - RUTGERS UNIVERSITY	PO 9022	Recycling and Clean Community Train	330.00	330.00
Trust				
1352 - ANIMAL CONTROL SOLUTIONS	PO 8248	B-2019 KENNELING	915.00	
	PO 8738	B-APRIL 2019 - MARCH 2020	1,785.00	2,700.00
3833 - DIFRANCESCO, BATEMAN, COLEY ETC	PO 7968	B-2019 COAH SERVICES	5,344.00	
	PO 7969	B-2019 OPEN SPACE SERVICES	148.50	5,492.50
2771 - FLEMINGTON SOUTH GARDENS	PO 7946	2019 - AFFORDABLE HOUSING SERVICES	6,077.86	6,077.86
510 - J CALDWELL & ASSOC	PO 8213	B-2019 COAH	2,743.75	2,743.75
2241 - JESCO INC	PO 9177	Recycling grapple bucket plates	1,985.48	1,985.48
372 - NJ ADVANCED MEDIA	PO 9146	COAH NOTICE 06/22/19-EXPRESS TIMES	809.20	
	PO 9163	COAH NOTICE 06/24/19 - STAR LEDGER	428.10	1,237.30
1014 - NJ STATE DEPT OF HEALTH	PO 9160	June Dog License Fees Due State	344.40	344.40
4474 - POLLUTION CONTROL FINANCING	PO 9127	House 139 Sergeantsville Rd	1,437.12	1,437.12
3474 - STAPLES - FW	PO 9174	Recycling Depot Hole Punch	13.99	13.99

General Capital

303 - COOPER ELECTRIC	PO 9178	Pole Barn Project - Light Pole	43.89	43.89
1192 - DONNELLY IND, INC	PO 9164	Direct Install Program (Energy Savi	68,465.97	68,465.97
930 - EQUITY ENVIRONMENTAL ENG,LLC	PO 3664	Police Remediation	240.00	240.00
641 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 9138	Bid Notice, Reclamation Bridal Path	160.00	160.00
4528 - STAVOLA FLEMINGTON ASPHALT	PO 9179	Inlet Repairs, Pole Barn, and Old C	1,343.94	1,343.94

TOTAL

175,693.27

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	CASH TD BANK			0.00	82,049.67
01-201-20-100-200	TOWNSHIP ADMINISTRATOR O/E	4,995.00			
01-201-20-101-200	POSTAGE & PHOTOCOPYING	1,662.78			
01-201-20-120-200	TOWNSHIP CLERK - OE	217.00			
01-201-20-125-200	ELECTIONS OE	16,711.16			
01-201-20-140-200	DATA PROCESSING SERVICES OE	2,790.46			
01-201-20-145-200	TAX COLLECTOR OE	501.99			
01-201-20-150-200	TAX ASSESSOR OE	31.67			
01-201-20-155-200	LEGAL SERVICES OE	10,446.52			
01-201-20-165-200	ENGINEERING SERVICES	639.08			
01-201-20-175-200	HISTORICAL COMMISSION	100.00			
01-201-21-180-200	PLANNING BOARD OE	1,332.90			
01-201-21-185-200	ZONING BOARD OE	1,000.00			
01-201-22-195-000	CONSTRUCTION OFFICIAL S&W	223.96			
01-201-22-195-200	CONSTRUCTION OFFICIAL OE	90.91			
01-201-23-220-200	GROUP INSURANCE	11,094.92			
01-201-25-240-200	POLICE OE	10,407.67			
01-201-25-252-200	EMERGENCY MANAGEMENT OE	139.68			
01-201-25-267-200	FIRE OFFICIAL OE	204.00			
01-201-26-290-200	ROAD REPAIR & MAINTENANCE OE	941.10			
01-201-26-306-200	P.E.O.S.H.A. ROADS OE	239.00			
01-201-26-310-200	PUBLIC PROPERTY (B&G) OE	3,914.31			
01-201-26-315-200	VEHICLE MAINTENANCE OE	5,871.62			
01-201-26-316-200	RECYCLING TAX	44.91			
01-201-28-375-200	PARK MAINTENANCE OE	1,881.90			
01-201-31-440-200	UTILITIES	6,377.13			
01-201-43-490-200	MUNICIPAL COURT OE	190.00			
TOTALS FOR	Current Fund	82,049.67	0.00	0.00	82,049.67
02-101-01-000-01	Grant Checking			0.00	1,357.40
02-213-41-728-000	2018 Grant Expenditures			1,357.40	
TOTALS FOR	State & Federal Grants	0.00	0.00	1,357.40	1,357.40
03-101-01-000-001	Checking TD Bank			0.00	22,032.40
03-286-10-110-004-000	Reserve for Animal			2,700.00	
03-286-10-110-006-000	COAH Trust			15,402.91	
03-286-10-110-011-000	Reserve for Open Space			1,585.62	
03-286-10-110-016-000	Recycling Trust			1,999.47	
03-286-55-103	Due to State - Dog			344.40	
TOTALS FOR	Trust	0.00	0.00	22,032.40	22,032.40
04-101-01-000-001	Checking TD Bank			0.00	70,253.80
04-215-56-298-000	ORD 16-10 VARIOUS CAPITAL EQUIP & IMPROV			240.00	
04-215-56-300-000	Cap Ord#17-32Various Capital Improvement			1,013.87	
04-215-56-307-000	Cap Ord # 18-23 Various Capital Equipmen			373.96	
04-215-56-311-000	Cap Ord#19-13 Var Capital Improvements			68,625.97	
TOTALS FOR	General Capital	0.00	0.00	70,253.80	70,253.80

Total to be paid from Fund 01 Current Fund	82,049.67
Total to be paid from Fund 02 State & Federal Grants	1,357.40
Total to be paid from Fund 03 Trust	22,032.40
Total to be paid from Fund 04 General Capital	70,253.80

175,693.27

Checks Previously Disbursed

70819	MERITAIN HEALTH	PO# 7988	B-2019 Health Insurance Claims	27,362.66	7/08/2019
7519	MERITAIN HEALTH	PO# 7963	B-2019 Health Insurance Admin Fees	40,573.98	7/05/2019
33831	HUNTERDON CENTRAL BD OF ED	PO# 9144	PAYMENT 07/10/19	4,259,730.34	7/10/2019
70219	RARITAN TWP CURRENT ACCT	PO# 8149	B-OUTSIDE OWED TO C/A	4,260.96	7/02/2019
70519	RARITAN TWP PAYROLL AGENCY	PO# 9162	PAYROLL 07/05/19	308,500.71	7/05/2019
70519	RARITAN TWP PAYROLL AGENCY	PO# 9162	PAYROLL 07/05/19	8,163.99	7/05/2019
70519	RARITAN TWP PAYROLL AGENCY	PO# 9162	PAYROLL 07/05/19	220.00	7/05/2019
6272019	PROACT, INC	PO# 7979	B-RX For 2019	41,493.30	6/27/2019
6282019	MERITAIN HEALTH	PO# 7988	B-2019 Health Insurance Claims	39,512.12	6/28/2019
33830	FLEMINGTON-RARITAN BD OF ED	PO# 9143	PAYMENT #1	37,425.00	7/03/2019
				4,767,243.06	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	4,754,598.11	82,049.67	4,836,647.78
Fund 02 State & Federal Grants	220.00	1,357.40	1,577.40
Fund 03 Trust	12,424.95	22,032.40	34,457.35
Fund 04 General Capital		70,253.80	70,253.80
BILLS LIST TOTALS	4,767,243.06	175,693.27	4,942,936.33



**Animal Control
Monthly Report: June 2019
Raritan Township**

Total Calls: 43

Bite: 7

Enforcement: 1

Seizure: 1

Other: 10

Stray: 6

Stray Animals Impounded: 4

Euthanasia: 1

Wildlife: 18

96

Monthly Summary

2-Jul-2019

June

Planning Board Number	Applicant	Rate	Hours	Extension
PLAN REVIEW (Planning Escrow Acct.)				
BOA-08-2019	44 Route 31, LLC	\$44.82	0.25	\$11.21
BOA-08-2019	44 Route 31, LLC	\$44.82	0.25	\$11.21
BOA-08-2019	44 Route 31, LLC	\$178.74	0.5	\$89.37
BOA-10-2019	Benjamin Webb	\$44.82	0.75	\$33.62
BOA-06-2019	Brinkerhoff	\$178.74	1	\$178.74
BOA-06-2019	Brinkerhoff	\$178.74	0.5	\$89.37
BOA 9-2017	Cellco Verizon Wireless	\$178.74	1.5	\$268.11
SP-655-PF	Enclaves	\$178.74	2.5	\$446.85
SP-655-PF	Enclaves	\$178.74	2.5	\$446.85
BOA-09-2019	G. Riccioni Jr. & Sons, Inc.	\$44.82	0.5	\$22.41
BOA-09-2019	G. Riccioni Jr. & Sons, Inc.	\$178.74	0.5	\$89.37
SP-678-M	Hunterdon Medical Center	\$89.66	2	\$179.32
SP-678-M	Hunterdon Medical Center	\$178.74	0.5	\$89.37
C-01	JCP&L / NB&C	\$178.74	1.5	\$268.11
C-01	JCP&L / NB&C	\$178.74	2.5	\$446.85
BOA-15-2018	JCP&L First Energy	\$178.74	2	\$357.48
SP-672-PF	Living Waters Church	\$178.74	0.5	\$89.37
S-1435-M	M&P Retirement Plan	\$178.74	2	\$357.48
S-1432-M	Macedo Industrial Park	\$59.18	1	\$59.18
S-1432-M	Macedo Industrial Park	\$178.74	1.25	\$223.43
S-1432-M	Macedo Industrial Park	\$178.74	1	\$178.74
S-1432-M	Macedo Industrial Park	\$178.74	2.5	\$446.85
C-03	New Cingular / AT&T	\$178.74	3	\$536.22
SP-676-AF	Pulte	\$178.74	1	\$178.74
BOA-07-2018	Raritan Partners, LLC	\$178.74	5.25	\$938.38
BOA-13-2018	Sprint Spectrum	\$178.74	2.5	\$446.85
3-2016	T-mobile	\$178.74	3.5	\$625.59
BOA-09-2018	The Fudge Shoppe	\$89.66	1	\$89.66
BOA-09-2018	The Fudge Shoppe	\$89.66	1	\$89.66
C-02	Verizon / NB&C	\$178.74	2.5	\$446.85
C-02	Verizon / NB&C	\$178.74	1.5	\$268.11
SP-675-M	Walmart Stores, Inc.	\$44.82	1	\$44.82
SP-675-M	Walmart Stores, Inc.	\$178.74	0.5	\$89.37
SP-675-M	Walmart Stores, Inc.	\$178.74	0.5	\$89.37
				\$8,226.89

CONSTRUCTION MANAGEMENT (Inspection Escrow Acct.)

SP-648-PF	22 Royal LLC	\$59.18	1	\$59.18
S-1296-P	Barton Estates /Caplan Sec. I	\$59.18	1	\$59.18
S-1296-P	Barton Estates /Caplan Sec. I	\$178.74	2.5	\$446.85
SP-616-P/F	Brookview Holding Co.	\$59.18	1	\$59.18
SP-616-P/F	Brookview Holding Co.	\$59.18	1.5	\$88.77
SP-616-P/F	Brookview Holding Co.	\$59.18	2	\$118.36
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$59.18	0.5	\$29.59
S-1431-P	Fallone Group	\$178.74	0.75	\$134.06
SP-642-P/F	Glen Hale	\$178.74	0.75	\$134.06
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	2.5	\$147.95
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	1	\$59.18
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	0.5	\$29.59

Planning Board Number	Applicant	Rate	Hours	Extension
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	3.5	\$207.13
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	1	\$59.18
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	0.5	\$29.59
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	0.5	\$29.59
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	0.5	\$29.59
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	2.5	\$147.95
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	2	\$118.36
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$59.18	4	\$236.72
S-1315-F	Mountain View @ Hunterdon/Hilltop	\$178.74	0.25	\$44.69
S-1409-PF	North Bridge Development	\$178.74	1	\$178.74
SP-676-AF	Pulte	\$178.74	1	\$178.74
SP-641-P/F	Pulte Homes	\$59.18	2	\$118.36
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$59.18	1.5	\$88.77
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$59.18	2	\$118.36
SP-641-P/F	Pulte Homes	\$59.18	0.5	\$29.59
SP-641-P/F	Pulte Homes	\$89.66	2	\$179.32
SP-641-P/F	Pulte Homes	\$89.66	1	\$89.66
SP-641-P/F	Pulte Homes	\$89.66	1.5	\$134.49
SP-641-P/F	Pulte Homes	\$89.66	1.5	\$134.49
SP-641-P/F	Pulte Homes	\$89.66	1	\$89.66
SP-641-P/F	Pulte Homes	\$89.66	4	\$358.64
SP-641-P/F	Pulte Homes	\$89.66	2.5	\$224.15
SP-641-P/F	Pulte Homes	\$178.74	1.5	\$268.11
SP-641-P/F	Pulte Homes	\$178.74	2	\$357.48
SP-641-P/F	Pulte Homes	\$178.74	3.5	\$625.59
SP-641-P/F	Pulte Homes	\$178.74	2	\$357.48
SP-641-P/F	Pulte Homes	\$178.74	1.5	\$268.11
SP-641-P/F	Pulte Homes	\$178.74	4	\$714.96
SP-641-P/F	Pulte Homes	\$178.74	1	\$178.74
SP-641-P/F	Pulte Homes	\$178.74	3.5	\$625.59
SP-641-P/F	Pulte Homes	\$178.74	7	\$1,251.18
SP-641-P/F	Pulte Homes	\$178.74	1.5	\$268.11
SP-641-P/F	Pulte Homes	\$178.74	2.5	\$446.85
SP-641-P/F	Pulte Homes	\$178.74	1.5	\$268.11
SP-641-P/F	Pulte Homes	\$178.74	4	\$714.96
BOA-07-2018	Raritan Partners, LLC	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	3	\$536.22
8-2016	Raritan Solar	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	1.5	\$268.11
8-2016	Raritan Solar	\$178.74	2.5	\$446.85
8-2016	Raritan Solar	\$178.74	1	\$178.74
8-2016	Raritan Solar	\$178.74	2	\$357.48
8-2016	Raritan Solar	\$178.74	1.5	\$268.11
8-2016	Raritan Solar	\$178.74	1	\$178.74
SP-668-PF	Raritan Town Square	\$59.18	0.5	\$29.59
SP-668-PF	Raritan Town Square	\$59.18	0.5	\$29.59
SP-668-PF	Raritan Town Square	\$59.18	0.5	\$29.59
SP-668-PF	Raritan Town Square	\$178.74	1	\$178.74
SP-668-PF	Raritan Town Square	\$178.74	1.5	\$268.11
SP-668-PF	Raritan Town Square	\$178.74	2.5	\$446.85
SP-668-PF	Raritan Town Square	\$178.74	1	\$178.74
SP-668-PF	Raritan Town Square	\$178.74	1	\$178.74
SP-649-PF	Sanatana Dharma	\$178.74	1	\$178.74

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

ORDINANCE #19-20

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

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

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

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

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

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

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

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

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

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

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

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

§ 16.22.010 Establishment of Zones.

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

...

OR Outdoor Recreation Overlay Zone

SJRR South Junction Road Redevelopment District

§ 16.22.025 Zoning Map Amendments.

...

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

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

§ 16.28D.010 Created.

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

§ 16.28D.020 **Purpose.**

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

§ 16.28D.030 **Permitted Uses.**

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

A. Principal permitted uses:

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

§ 16.28D.040 **Area and Bulk Requirements.**

The following area and bulk requirements apply to the Plan Area:

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

§ 16.28D.050 Affordable Housing Requirements.

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

§ 16.28D.060 Parking Standards.

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

§ 16.28D.070 Buffer Requirements.

- A. The perimeter buffer shall be a minimum width of thirty (30) feet. Balcony, deck and patio encroachments shall be permitted within the perimeter buffer.
- B. The minimum landscaped width shall be twenty (20) feet and suitable for its function of site enhancement, screening, and control of climatic effects. The perimeter buffer shall meet the minimum standards of the Type B buffer in 16.20.040.E-4-b. ii of the LDC.
- C. The landscape buffer design should retain existing vegetation which is of high quality and appropriate density.
- D. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board.
- E. Trash enclosures are permitted within any buffer and/or setback required by the Plan

§ 16.28D.080 Landscaping Requirements.

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

- A. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced the following planting season.
- B. Tree and shrub replacement. A limit of disturbance line shall be established during the review of an application for development taking into account grading, utility placement, and anticipated construction activities. Within the area encompassed by the limit of

disturbance, there shall be no requirement for the replacement of trees. Within the area to be disturbed by construction activities, the redeveloper shall liberally install trees, shrubs, and groundcover in accordance with a landscape plan submitted to and approved by the Planning Board.

- C. Native plants required. In the design of the landscaping plan, no non-native or invasive species of plants shall be used.
- D. Landscaping should be used to accept and complement buildings and provide for climate control.
- E. Landscaping. The protection of wooded areas, specimen trees, and existing vegetation suitable for landscaping within the redevelopment shall be a factor in determining the location of open space, buildings, underground services, paved areas, playgrounds, parking areas.

§ 16.28D.090 **Mobility Regulations.**

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

A. Streets and automobile circulation

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

§ 16.28D.100 **Building Design Standards.**

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

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

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

§ 16.28D.110 **Lighting.**

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

§ 16.28D.120 **Signage.**

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

§ 16.28D.130 **Submittal Requirements.**

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

SECTION 4. A copy of this Ordinance and the Redevelopment Plan shall be forwarded, after introduction, to the Raritan Township Planning Board for a Master Plan consistency review in accordance with N.J.S.A. 40A:12A-7e.

SECTION 5. All ordinances, or parts thereof, that are inconsistent with this Ordinance are hereby repealed to the extent of any inconsistency.

SECTION 6. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be deemed to be invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 7. This Ordinance shall take effect upon (i) filing with the Hunterdon County Planning Board in accordance with the Municipal Land Use Law; and (ii) adoption and publication according to law.

Note to Codifier: deleted provisions indicated by brackets []. New provision indicated by underline.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania
Township Clerk

Jeff Kuhl
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 July 2, 2019 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 16, 2019 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. Copies of the ordinance can be obtained, without cost, by any member of the general public at the Municipal Clerk's office between the hours of 8:30 a.m. to 4:30 p.m.

Exhibit "A"

SOUTH JUNCTION ROAD REDEVELOPMENT PLAN

Township of Raritan
Hunterdon County, New Jersey

Block 27, Lot 22

7.11.19



**J Caldwell
& Associates, LLC**

Community Planning Consultants

Jessica Caldwell, P.P., A.I.C.P., Township Planner, P.P. #5944

The original of this document was signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

145 Spring Street, Suite E

Newton, New Jersey 07860

SOUTH JUNCTION ROAD REDEVELOPMENT PLAN

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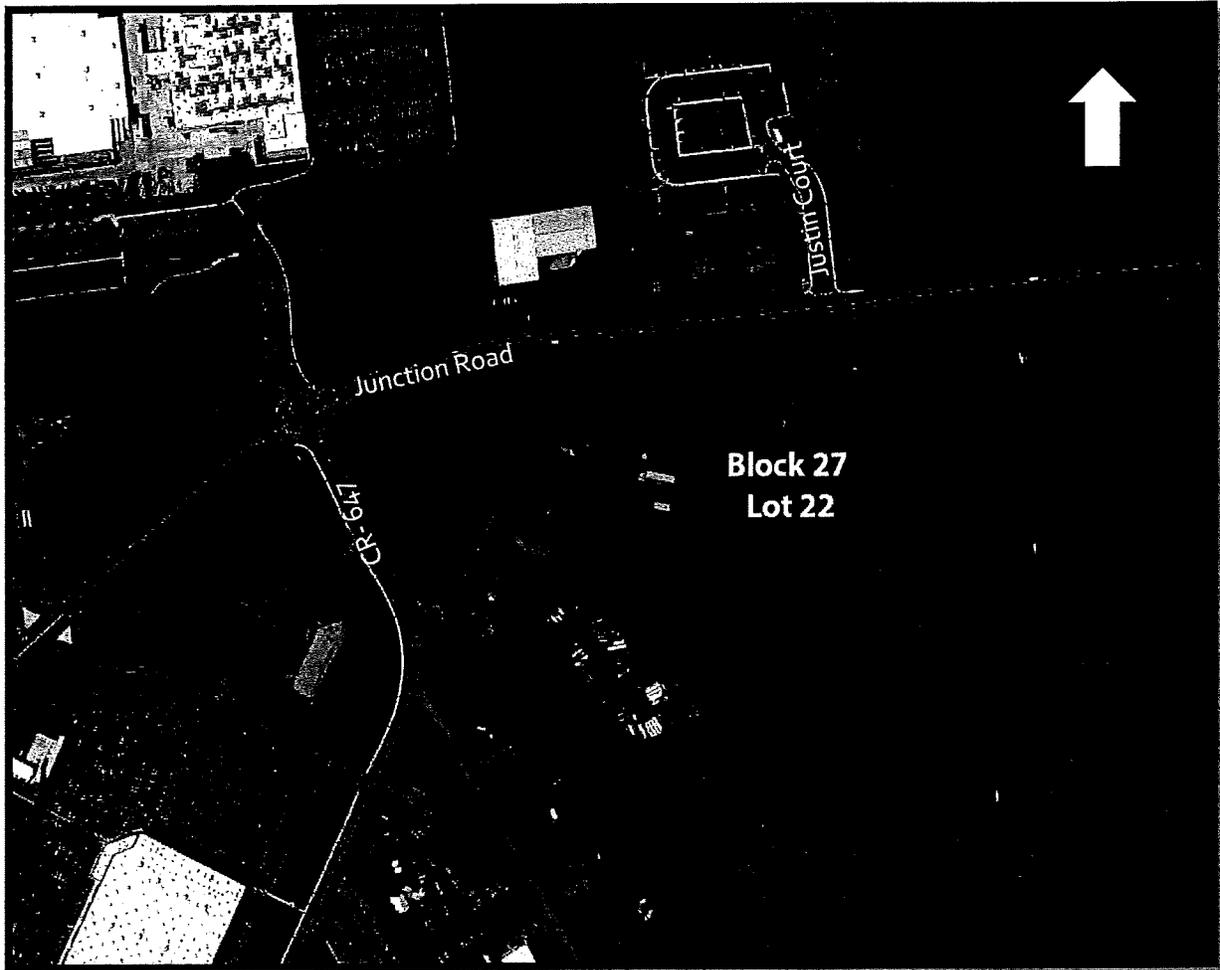
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INTRODUCTION

The South Junction Road Redevelopment Plan (the "Plan") governs the Non-Condemnation Area in Need of Redevelopment designated by a resolution adopted by the Governing Body of the Township of Raritan on June 18, 2019, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), including Block 27, Lot 22 (the "Plan Area"). This Plan is proposed to achieve the redevelopment of the Area, shown below.



South Junction Road Redevelopment Area Map

PLAN CONTEXT

The Plan Area occupies approximately 7.7 acres and includes one tax lot, Lot 22, Block 27, bounded by Walter E Foran Boulevard (Junction Road) to the north, residential parcels, farmland and a solar farm to the east and residential uses and Junction Road to the west. The existing uses in the Plan Area primarily consist of a former chicken farm, three family residential structure and a landscaping business. The primary goal of the Plan is to provide for 100 percent affordable housing in an underutilized area that is currently zoned for industrial uses. This Plan complements the large commercial stores located in close proximity to the Plan Area on Junction Road by increasing the residential density in the area. The Plan also is consistent with a similar development across Junction Road to the north, on Justin Court, known as the Willows at Flemington Junction.

The Plan area is currently zoned I-2 Major Industrial. The area surrounding the Plan Area is generally residential and undeveloped land. These uses are non-conforming under the current industrial zoning.

PURPOSE

This Plan is designed to serve as the zoning for the Plan Area, to provide guidelines for new construction in the Plan Area and establish permitted land uses and building requirements for the Area. The Plan calls for affordable housing that will enhance this underutilized section of the Township and will provide affordable housing in an area that is accessible to employment. Junction Road should be developed with an inviting streetscape, including buildings and/or other elements to create an engaging public realm. The Plan is designed to encourage the integration of building, parking, landscape, and signage elements in order to improve the appearance of the streetscape to support the specific goals and policy statements set forth in the Township Master Plan.

PLAN CONSISTENCY REVIEW

Township Master Plan Consistency

The Redevelopment Law requires that the Plan define the plan's relationship to local master plan goals and objectives such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that the Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township's most recent Master Plan Reexamination Report was adopted on February 27, 2019. In the Township's Housing Element and Fair Share Plan, affordable housing is identified as an appropriate use in the Raritan Junction area and notes the potential residential uses in the nearby Raritan Junction Redevelopment Area. Given the location adjacent to employment centers and its accessibility to transit options, the Master Plan recommended an overlay zone permitting the development of 100% affordable housing in compliance with state guidelines for production and administration of affordable units. Any such development must be serviced by public sanitary sewer and public water.

The South Junction Road Redevelopment Area is located within a half-mile of Raritan Junction Development, a large mixed-use commercial development in the Township. Redevelopment of the Plan Area will enhance the adjacent development and will offer needed services to the residents. This Plan is consistent with these goals and objectives of the Township's Master Plan.

Local, Regional, and State Plan Consistency

The relationship of the Plan with surrounding communities' master plans is also reviewed to determine whether any significant relationship exists. Its relationship to the Hunterdon County Master Plan and State Development and Redevelopment Plan must also be reviewed.

Raritan Township is surrounded by Franklin Township, Hunterdon County to the northwest, Readington Township, Hunterdon County to the northeast, Hillsborough Township, Somerset County to the east, East Amwell Township, Hunterdon County to the southeast and Delaware Township, Hunterdon County to the southwest. The Borough of Flemington is located in the approximate center of the Township. The Plan Area is in the central eastern section of the Township, west of Flemington Borough and east of Readington Township.

The Plan is consistent with the goals and objectives of the Borough of Flemington. The Borough's 2015 Master Plan proposes to expand Affordable housing by encouraging multifamily projects. This is to ensure that the Borough continues to meet its constitutionally-mandated affordable housing obligation and to ensure that the Borough continues to provide housing for a diversity of households. The Township of Readington is working to amend land use and zoning regulations to facilitate the implementation of fair share housing and affordable housing. With regard to other nearby municipalities, the Plan Area does

not create any potential issues or significant relationships with master plans in other surrounding municipalities.

The Hunterdon County Growth Management Plan outlines guidelines for development. The Plan highlights the following objectives relevant to the Redevelopment Area: "Create locally accessible high-density areas for one-stop shopping" and "Direct development away from areas targeted for preservation." This Plan is consistent with the Hunterdon County Growth Management Plan because the Plan provides for consolidated development along established transportation corridors with existing development.

The State Development and Redevelopment Plan (SDRP) designates this portion of Raritan Township as a Fringe Planning Area (PA3). The proposed Plan is consistent with SDRP goals for PA3. The SDRP outlines goals which should guide local planning efforts. Within Goal #1: Revitalize the state's cities and towns, the Plan states that municipalities should, "build on the assets of cities and towns such as their labor force, available land and buildings, strategic location, and diverse populations" and "leverage private investments in jobs and housing." By concentrating development within an already developed area, the Plan also aligns with Goal #2: Conserve the State's Natural Resources and Systems, which recommends, "Promoting ecologically sound development and redevelopment and accommodating Environmentally designated development and redevelopment." The Plan is also consistent with Goal #3, Promote beneficial economic growth, development, and renewal for all residents of New Jersey. The Plan states that municipalities should, "expand businesses and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure." This Plan is consistent with the SDRP.

APPLICATION OF REGULATIONS

The Township will seek a Redeveloper in order to redevelop the Plan Area according to the following land use regulations:

Permitted Uses

The following uses are permitted in the Plan Area. Uses not identified below are prohibited.

A. Principal permitted uses:

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

Area and Bulk Requirements

The following area and bulk requirements apply to the Plan Area:

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

Affordable Housing Requirements

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

Parking Standards

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

Buffer Requirements

- A. The perimeter buffer shall be a minimum width of thirty (30) feet. Balcony, deck and patio encroachments shall be permitted within the perimeter buffer.
- B. The minimum landscaped width shall be twenty (20) feet and suitable for its function of site enhancement, screening, and control of climatic effects. The perimeter buffer shall meet the minimum standards of the Type B buffer in 16.20.040.E-4-b.ii of the LDC.
- C. The landscape buffer design should retain existing vegetation which is of high quality and appropriate density.
- D. Where existing vegetation is unsuitable, it shall be augmented or replaced by new plantings in accordance with a landscape plan submitted to and approved by the Planning Board.
- E. Trash enclosures are permitted within any buffer and/or setback required by the Plan.

Landscaping Requirements

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

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

Mobility Regulations

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

A. Streets and automobile circulation

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

Building Design Standards

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

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

Lighting

Lighting standards for the Plan are regulated by Section 16.20.040 (G) of the Township Code.

Signage

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

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

LEGAL PROVISIONS

Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjudication will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

Zoning Map Revisions

Upon final adoption of this Plan by the Township Committee, the Zoning Map of the Township of Raritan is hereby amended and must be revised to show the boundaries of the South Junction Road Redevelopment Area and identify the district as the "South Junction Road Redevelopment Area". All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Township Committee, this Plan will supersede all provisions of the Raritan Zoning Ordinance for the Plan Area. No variance from the requirements herein will be cognizable by the Zoning Board of Adjustment. The Planning Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein. An authority approving an application pursuant to this Plan shall not require items deemed "cost-generating" as defined by N.J.A.C. 5:93-10.1 et. seq.

Amendment to the South Junction Road Redevelopment Plan

The South Junction Road Redevelopment Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment & Housing Law.

As development occurs within the Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Raritan, and its citizens. Amendments may be required in order to accommodate these changes.

Variations in Site Plan Design

Modifications from standards which are expressly stated to be "mandatory" under the Land Use Regulations of this Plan, may be approved by the Planning Board only by formal grant of a deviation as provided.

The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures, or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Planning Board may also grant a

deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan, and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan.

An application requesting a deviation from the requirements of this Plan must provide public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a. & b.

No deviations may be granted which will result in permitting:

1. A use or principal structure not permitted in this Plan;
2. An expansion of a non-conforming use; and
3. An increase in height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in this Plan.

Any party seeking a deviation from this Plan which cannot be granted by the Planning Board as set forth above, may apply to the Governing Body to request an amendment to this Plan.

ACQUISITION PLAN

There is no property acquisition by the Township anticipated by this Plan.

RELOCATION PLAN

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.

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

RESOLUTION #19-169

**A RESOLUTION AUTHORIZING MAYOR AND CLERK TO
EXECUTE REDEVELOPERS AGREEMENT**

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

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

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

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

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

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

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

ATTEST:

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-180

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

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

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

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

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

16a.

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

ORDINANCE #19-22

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

WHEREAS, by Resolution No. 19-145 adopted on June 18, 2019, the Township Committee of the Township of Raritan (the "Committee") designated property (the "Property") located at Block 27, Lot 22 as shown on the Tax Map of the Township of Raritan as "a non-condemnation area in need of redevelopment" (the "Redevelopment Area"); and

WHEREAS, pursuant to Ordinance No. 19-20, the Township Committee adopted a redevelopment plan (the "Redevelopment Plan") for the Redevelopment Area; and

WHEREAS, by Resolution #19-169, adopted on July 16, 2019, the Committee designated Junction Road Urban Renewal Associates, LLC ("Redeveloper") as the redeveloper of the Redevelopment Area in accordance with the Redevelopment Law, and authorized the execution of a Redevelopment Agreement between the Township and Redeveloper; and

WHEREAS, Redeveloper intends to redevelop the Property by constructing one hundred (100) affordable rental units (the "Project") thereon; and

WHEREAS, the Committee has determined that the Project will qualify for a tax exemption under the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTEL"); and

WHEREAS, in accordance with the LTTEL, Redeveloper has filed with the Mayor of the Township an application for approval of a long-term tax exemption (the "Long Term Tax Exemption") for the Project, which is incorporated herein by reference (the "Application"), to be executed by and between Redeveloper and the Committee; and

WHEREAS, the Mayor submitted the Application to the Committee with his recommendation for approval; and

WHEREAS, the Committee approved the Application by Resolution No. 19-180 dated July 16, 2019; and

WHEREAS, Redeveloper also submitted to the Mayor (as part of the Application) a form of financial agreement (the "Financial Agreement"), to be executed by the Committee and Redeveloper, establishing the rights, responsibilities and obligations of Redeveloper in accordance with the LTTEL; and

WHEREAS, the Committee makes the following findings in accordance with N.J.S.A. 40A:20-11a and N.J.S.A. 40:20-11b regarding the relative benefits and costs of granting the tax abatement for the Project, and the importance of the tax abatement in realizing the development of the Project.

The Township finds that the Long-Term Tax Exemption granted pursuant to the Financial Agreement will benefit the Township and the community by assuring the success of the redevelopment of the Property, which has exhibited the statutorily recognized redevelopment criteria for years. The benefits of granting the Long-Term Tax Exemption will substantially outweigh the costs, if any, associated with the Long-Term Tax Exemption. The Long-Term Tax Exemption is important to the Township and Redeveloper because without the incentive of the Long-Term Tax Exemption, it is unlikely that the Project would be undertaken. The high costs associated with the development and construction of the Project and the real estate taxes that would otherwise be levied upon the Project would operate as a disincentive to the redevelopment of the Property, and would therefore frustrate the goals and objectives of the Redevelopment Plan and would make the Project materially less competitive in the marketplace.

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

1. The Mayor and Township Clerk are hereby authorized to execute the Financial Agreement with Redeveloper, attached hereto as Exhibit "A."
2. An executed copy of the Financial Agreement shall be certified by and be filed with the Office of the Township Clerk.
3. Within ten (10) calendar days following the later of (i) the effective date of this Ordinance following its final adoption by the Township Committee approving the tax exemption or (ii) the execution of the Financial Agreement by Redeveloper, the Township Clerk shall file certified copies of this Ordinance and the Financial Agreement with the Tax Assessor of the Township and the Chief Financial Officer of Hunterdon County and to Hunterdon County Counsel, in accordance with N.J.S.A. 40A:20-12.
4. The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents on behalf of the Township as is necessary to effectuate the terms of the Financial Agreement, as deemed advisable by the Township Attorney.
5. This Ordinance shall take effect upon adoption and publication according to law.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania
Township Clerk

Jeff Kuhl
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 July 16, 2019 and the same was then ordered to be published according to law with a public hearing and a vote scheduled for the meeting of August 20, 2019 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. Copies of the ordinance can be obtained, without cost, by any member of the general public at the Municipal Clerk's office between the hours of 8:30 a.m. to 4:30 p.m.

TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY

ORDINANCE #19-21

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

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

B.
Fees may be charged for the following:

...

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

...

n. Extra man and truck;

o. Administration Fee.

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

Lisa Fania
Township Clerk

Jeff Kuhl
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 July 2, 2019 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 16, 2019 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. Copies of the ordinance can be obtained, without cost, by any member of the general public at the Municipal Clerk's office between the hours of 8:30 a.m. to 4:30 p.m.

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

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

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

ABSENT: None

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

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

Attorney, Ed Purcell, read Resolution #19-157 in full.
Mayor Kuhl asked for a motion to approve Closed Session Resolution.
Motion by Gilbert, seconded by Hazard

ROLL CALL VOTE:

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

RESOLUTION #19-157

RESOLUTION RETIRING INTO EXECUTIVE SESSION

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

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

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a) Contract Negotiations: PBA/SOA negotiations update
 - b) Personnel: Parks and Recreation; Chief of Police FBI Academy
 - c) Attorney-Client Privilege:

d) Pending Litigation: Affordable Housing update

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

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

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE: Mayor Kuhl asked all to join in the Pledge of Allegiance to our flag and to remain standing for a moment of silence to remember our men and women serving in the Armed Forces and in particular those serving in troubled areas around the world.

AMEND/APPROVE THE AGENDA

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

ROLL CALL VOTE:

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

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

The following members of the public spoke during public comment:

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

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

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

FINANCIAL ISSUES

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

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

ROLL CALL VOTE:

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

NEW BUSINESS

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

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

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

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

ORDINANCES (INTRODUCTION/FIRST READING)

Mayor Kuhl read by title Ordinance #19-20

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

Mayor Kuhl asked for a motion to introduce Ordinance #19-20 on first consideration.

Motion by Mangin, seconded by Gilbert

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

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

ABSENT: None

ORDINANCE INTRODUCED

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

Mayor Kuhl read by title Ordinance #19-21

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

Mayor Kuhl asked for a motion to introduce Ordinance #19-21 on first consideration.

Motion by Hazard, seconded by Gilbert

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

ABSENT: None

ORDINANCE INTRODUCED

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

NON-CONSENT

Township Committee Regular Meeting Minutes

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

ROLL CALL VOTE:

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

Township Committee Executive Session Meeting Minutes

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

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

RESOLUTIONS

Mayor Kuhl read Resolution #19-160 by title.

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

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

RESOLUTION #19-160

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

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

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

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

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

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

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

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

Mayor Kuhl read Resolution #19-162 by title.

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

Motion by Mangin, seconded by Hazard

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION 19-162

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

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

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

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

Mayor Kuhl read Resolution #19-163 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-163.
Motion by Mangin, seconded by Hazard

ROLL CALL VOTE:

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

RESOLUTION 19-163

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

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

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

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

Mayor Kuhl read Resolution #19-165 by title.
Mayor Kuhl asked for a motion to adopt Resolution #19-165.
Motion by Reiner, seconded by Hazard

ROLL CALL VOTE:

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

RESOLUTION #19-165

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

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

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

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

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

CONSENT AGENDA

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

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

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

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-158

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

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

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

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

RESOLUTION #19-159

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

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

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

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

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

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

RESOLUTION #19-161

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

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

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

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

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

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

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

Mayor Kuhl read Resolution #19-164 by title.

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

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

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

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

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

Motion by Gilbert, seconded by Hazard

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

ABSENT: None

RESOLUTION #19-164

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

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

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

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

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

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

Schedule "A"

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

PRIVILEGE OF THE FLOOR

The following members of the public spoke during public comment:

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

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

ADJOURNMENT

Mayor Kuhl asked for a motion to adjourn.

Motion by Reiner, seconded by Mangin

MOTION UNANIMOUSLY CARRIED

Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-167

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the following persons be designated as School Crossing Guards for 2019-2020:

Regular Guards

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

Substitute Guards

- Charlene Santo
- Mary Buckley

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-168

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the following individuals are hereby appointed as members of the Raritan Township CERT effective July 16, 2019 for a term expiring December 31, 2019.

Linda Bush
Carmen Garfole

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

ATTEST:

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-178

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-170

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the contract for oil and stone treatment on Leffler Hill, Harmony School, Bonetown, Old Croton and various other Township roads be awarded to Morris Asphalt Company, Inc., 16 Decker Road, Lafayette, New Jersey, 07848 in the amount of \$334,000.00.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

CERTIFICATION OF AVAILABILITY OF FUNDS

No. 19-16

I, William B. Pandos, Chief Financial Officer of the Township of Raritan do hereby certify as follows:

1. I have examined the budgetary and other accounts to determine if sufficient funds are available to award a contract for the following:

- Professional services
- Materials, supplies or equipment
- Construction/reconstruction
- Major repairs

Description: Gr + Stone treatment on hedges Hill, Harmony School, Bonaterra, Old Croton and various Township Boards

Vendor: Morris Raphael Co, Inc through the MCCPC

Amount(s): \$ 334,000 P.O. No. _____ (if applicable)

2. Funds are available as follows:

Fund name: Current Capital Other _____

Budget year: 2018 + 2019 Any contingency? No Yes _____

Account title(s): Ordinance # 18-23 Various Capital Improvements
Ordinance # 19-13 Various Capital Improvements

Resolution/Ordinance Date: 7/16/19
Resolution/Ordinance Number: 19-170

<u>Account no(s):</u>	<u>Amounts</u>	
	<input type="checkbox"/> Adopted budget	<input type="checkbox"/> Temporary budget
a. <u>04-215-56-307-501</u>	<u>\$ 183,133.96</u>	_____
b. <u>04-215-56-311-501</u>	<u>\$ 150,866.04</u>	_____
c. _____	_____	_____

William B. Pandos
William B. Pandos

7/31/19
Date

cc: Finance
C. Barbati

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

RESOLUTION #19-171

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

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

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

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

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

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of funds #19-17 for the purchase of said truck.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the procurement of one new Freightliner 108SD (wing truck cab and chassis only) will be purchased through Campbell Freightliner LLC, ESC NJ Approval #CH-157 of 1015 Cranbury South River, South Brunswick, NJ 08831 at the ESC NJ COOP price.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

CERTIFICATION OF AVAILABILITY OF FUNDS

No. 19-17

I, William B. Pandos, Chief Financial Officer of the Township of Raritan do hereby certify as follows:

1. I have examined the budgetary and other accounts to determine if sufficient funds are available to award a contract for the following:

- Professional services
- Materials, supplies or equipment
- Construction/reconstruction
- Major repairs

Description: Wing Truck for the Department of Public Works

Vendor: Campbell Strengths LLC, ESC NJ App# CH-157

Amount(s): \$104,939.93 P.O. No. _____ (if applicable)

2. Funds are available as follows:

Fund name: Current Capital Other

Budget year: 2019 Any contingency? No Yes

Account title(s): Ordinance 19-13 Various Capital Improvements

Resolution/Ordinance Date: July 16, 2019
Resolution/Ordinance Number: 19-171

<u>Account no.(s):</u>	<u>Amounts</u>		
	<input type="checkbox"/> Adopted budget	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Trust fund
a. <u>04-215-56-311-435</u>	<u>\$104,939.93</u>		<input type="checkbox"/> Temporary budget
b. _____	_____	_____	_____
c. _____	_____	_____	_____

Wesley B. Pandos
William B. Pandos

7/11/19
Date

cc: Finance
C. Barbati

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

RESOLUTION #19-179

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

WHEREAS, on July 11, 2019 at 11:00 a.m. prevailing time, one bid was received for Full Depth Reclamation of Bridal Path Development (Laurelton Trail and Belmont Court); and

WHEREAS, the lowest responsible bid was received from Asphalt Paving Systems, Inc., P.O. Box 530 Hammonton, New Jersey 08037 in the amount of \$107,193.25; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of Funds #19-18 for reclamation of Bridal Path Development (Laurelton Trail and Belmont Court).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the bid for full depth reclamation of Bridal Path Development (Laurelton Trail and Belmont Court), be awarded to Asphalt Paving Systems, Inc., P.O. Box 530 Hammonton 08037, New Jersey in the amount of \$107,193.25.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

CERTIFICATION OF AVAILABILITY OF FUNDS

No. 19-18

I, William B. Pandos, Chief Financial Officer of the Township of Raritan do hereby certify as follows:

1. I have examined the budgetary and other accounts to determine if sufficient funds are available to award a contract for the following:

- Professional services
- Materials, supplies or equipment
- Construction/reconstruction
- Major repairs

Description: 3' full depth reclamation of Bridal Path Development (Charvetten Road and Belmont Court)

Vendor: Rapport Paving Systems, Hammonton, NJ

Amount(s): \$107,193.25 P.O. No. _____ (if applicable)

2. Funds are available as follows:

Fund name: Current Capital Other

Budget year: 2019 Any contingency? No Yes

Account title(s): Ordinance 19-13 Various Capital Expenditures

Resolution/Ordinance Date: July 16, 2019
Resolution/Ordinance Number: 19-179

Amounts

Account no.(s): Adopted budget Ordinance Trust fund Temporary budget

a. 04-215-56-311-501 \$107,193.25

b. _____

c. _____

William B. Pandos
William B. Pandos

7/12/19
Date

cc: Finance
C. Barbati

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

RESOLUTION #19-172

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee at a meeting held on July 16, 2019.

Lisa Fania, RMC
Township Clerk

19 II

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

RESOLUTION #19-181

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

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

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-173

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-174

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

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

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

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, 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 July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-175

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Cash Performance Bond posted by Pulte in the amount of \$1,057,000.74 be reduced to \$392,924.28 and the Surety Bond posted in the amount of \$9,513,006.66 be reduced to \$3,536,480.52; and

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee at a meeting held on July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-176

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Cash Performance Bond posted by Pulte in the amount of \$323,443.92 be reduced to \$173,785.62 and the Surety Bond posted in the amount of \$2,910,995.28 be reduced to \$1,564,070.58; and

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

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

ATTEST:

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee at a meeting held on July 16, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-177

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that the Cash Performance Bond posted by Pulte in the amount of \$115,917.78 be reduced to \$56,754.66 and the Surety Bond posted in the amount of \$1,043,260.02 be reduced to \$510,791.94; and

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

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeff Kuhl
Mayor

CERTIFICATION

I, Lisa Fania, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify the foregoing resolution is a true, complete and accurate copy of a resolution adopted by the Township Committee at a meeting held on July 16, 2019.

Lisa Fania, RMC
Township Clerk