

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

RESOLUTION #19-134

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: Violations Clerk
 - c) Attorney-Client Privilege: Parks and Recreation
 - d) Pending Litigation: Affordable Housing update; Hunterdon Medical Center PILOT program
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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

List of Bills - (All Funds)

89.

Vendor	Description	Payment	Check Total
2587 - A. PETER ENEA	Current Fund		
4772 - ADOBE SYSTEMS, INC.	PO 8879 05/06/19 - 05/21/19	1,499.80	1,499.80
3490 - AMERICAN TIRE & AUTO	PO 8888 Adobe Acrobat Renewal Lic.	3,486.24	3,486.24
2028 - C & M LANDSCAPING SERVICE	PO 8774 21-10 & 21-03 Police Alignments	191.64	191.64
895 - CENTURLINK	PO 8841 Tree Removal 14 Northridge Rd	650.00	650.00
4938 - CHIEF SUPPLY	PO 8929 APRIL 2019	98.66	98.66
4475 - CHRISTOPHER PHELAN	PO 8785 Lockout Kit and Case	330.49	330.49
4597 - CITY RADIATOR INC	PO 8756 iPad protector cases	277.20	277.20
4582 - CLINTON FIRST AID & RESCUE	PO 8911 trk 4 Radiator	895.00	895.00
4470 - CODED SYSTEMS LLC	PO 8731 Training	600.00	600.00
4297 - COMCAST- #0118571	PO 5269 Codification	7,338.00	7,338.00
4935 - COMCAST-#0043217	PO 8291 B-2019 INTERNET SERVICES - ADMIN	571.46	571.46
303 - COOPER ELECTRIC	PO 8707 B-INTERNET 2019	13.95	13.95
	PO 8826 Buildings & Grounds Repairs	90.34	
	PO 8893 120 Hot Box Update	24.81	
115 - CORNERSTONE PRINT & IMAGI	PO 8874 DPW Garage Electrical Repair Suppli	306.12	421.27
3258 - DEER CARCASS REMOVAL SERV	PO 8719 Tow Forms	387.34	387.34
1048 - DEMPSEY UNIFORM & LINEN SUPPLY	PO 8864 April Deer Carcass Removal	175.00	175.00
236 - DITSCHMAN/FLEMINGTON FORD	PO 8831 Mat Service	149.25	149.25
	PO 8854 28, Tran Coolers Lines, 21-18 Light	235.27	
	PO 8906 28 Trans Serv & Lines,	123.33	
421 - DONALD HUTCHINS	PO 8926 Coffee for Admin Conference Room	33.50	358.60
1391 - EAST PENN RE-BUILDERS, IN	PO 8890 HD Plow Curb Shoes	394.40	33.50
4897 - EASTERN AUTOPARTS WAREHOUSE	PO 8853 Serv & Repair Parts & Supplies	321.11	394.40
	PO 8900 34 Front Brakes	279.88	600.99
4273 - EASTERN CONCRETE MATERIALS INC	PO 8810 3/4 clean stone order MCCPC contrac	1,634.83	1,634.83
263 - ELIZABETHTOWN GAS	PO 8927 04/23/19 - 05/22/19	1,033.76	1,033.76
613 - EVERITT EQUIPMENT	PO 8778 Mower 81 Tie Rods Replaced Steering	532.90	532.90
4937 - F&M EQUIPMENT	PO 8910 292 Roller Spray Nozzle Repair	256.54	256.54
3511 - FASTENAL CO	PO 8827 B&G Supplies	20.43	20.43
302 - FLEMINGTON DEPARTMENT STORE	PO 8840 Summer Help Boots	100.00	
4635 - FLEMINGTON MEDICAL GROUP	PO 8868 Dylan Celentano Boots	89.95	189.95
4609 - GANNETT NJ NEWSPAPERS	PO 8877 Pre-employment physical	458.38	
4840 - GENERAL CODE	PO 8920 Pre-employment Physical	282.30	740.68
4788 - GEOFFREY BENZ	PO 8819 APRIL 2019	676.25	676.25
354 - GOODYEAR AUTO CENTER	PO 8751 Codification Services	3,625.00	3,625.00
11 - GRAINGER	PO 8845 Reimbursement for College	3,742.00	3,742.00
	PO 8894 Police (Charger Tires)	246.00	246.00
	PO 8901 #300 DPW Gen Block Heater	136.84	
	PO 8903 # 20 Sweeper Strobe Lights	111.78	
3510 - HARRY HAUSHALTER, ESQ.	PO 8336 B-2019 TAX APPEALS	2,263.00	248.62
4895 - HAYDEE BALLESTER	PO 8808 Spanish interpreter 2/6/19, 4/3/19,	760.00	2,263.00

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
3914 - HOME DEPOT CREDIT SREV	PO 8875 Misc DPW Supplies	632.99	632.99
430 - INTERSTATE BATTERY SYSTEM	PO 8889 Police & 120 Hot Box update	469.80	469.80
1062 - J.C. EHRLICH CO INC	PO 8670 Pest Control DPW, PD, & Admin.	327.00	
	PO 8834 Pest Maintenance PD	62.00	
451 - JCP&L	PO 8928 APRIL 2019	12,475.85	12,475.85
4927 - JOHN STUMLER POLICE ACADEMY	PO 8835 Verbal Judo Training	30.00	30.00
664 - JOHNNY ON THE SPOT, INC	PO 8832 Port-a-johns	402.00	402.00
291 - JOSEPH FINKLE & SON	PO 8746 74 Ramps & 79 Fenders	427.41	427.41
2795 - KOLLMER EQUIPMENT	PO 8828 Diamond Edge String	49.50	
	PO 8907 89 Toro Workman Fuel Pump	36.00	85.50
4427 - KOVI TOWING	PO 8798 Towed a vehicle to the Impound Yard	111.00	111.00
4857 - KUCHINSKY & ROTUNNO	PO 8809 Alternate public defender for Crist	200.00	200.00
1433 - MCELROY, DEUTSCH ETC...	PO 7964 B-2019 LEGAL SERVICES	1,214.75	1,214.75
1431 - MCMANIMON & SCOTLAND, L.L.C.	PO 8786 BOND ORDINANCE SERVICES	1,200.00	1,200.00
5 - MCMASTER-CARR SUPPLY CO.	PO 8775 18,16 & 29 Tarp Switches	57.57	57.57
4096 - MILFORD MOWER	PO 8843 Mower Blades & Saw Chains Sharpened	148.65	
	PO 8844 Chainsaw Chain & Sharpen	19.40	168.05
28 - MPH INDUSTRIES INC	PO 8752 Radar Unit for Patrol Vehicle	2,019.00	2,019.00
4061 - NAPA	PO 8852 Service & Repair Parts & Supplies	1,372.55	1,372.55
4061 - NAPA	PO 8912 37 Fr Brakes,20 Sweep Elect Repair,	629.43	629.43
3881 - NEW JERSEY AMERICAN WATER	PO 8842 04/09/19 - 05/08/19	882.24	882.24
1455 - NJ ANALYTICAL LABORATORIES	PO 8863 April & May Testing	275.00	275.00
4928 - NJ WOMEN IN LAW ENFORCEMENT	PO 8594 Understanding Addiction Training	75.00	75.00
4933 - OFFICE CONCEPTS GROUP INC	PO 8872 Administration Meeting Room Cock	28.85	28.85
1891 - OLD DOMINION BRUSH CO	PO 8898 Leafar Safety Switches And Wire Har	308.00	308.00
781 - ONE SOURCE OF NJ LLC	PO 8892 Supplies, Rubber Hold Down Straps	132.15	132.15
4484 - PETERSON SERVICE CO, INC	PO 8921 Municipal Bldg AC-3 Repair	288.00	288.00
4474 - POLLUTION CONTROL FINANCING	PO 8838 House 143 Disposal	112.56	112.56
2055 - POWERCO INC	PO 8800 63,58 & 59 Backhoe Repair Parts	1,000.81	1,000.81
4049 - PRAXAIR	PO 8899 Loader 79 Fenders	109.58	
	PO 8916 Tank of Acetylene	47.35	156.93
3322 - PRO AUTO GLASS INC	PO 8908 #34 DPW & 21-14 Police Windshields	690.00	690.00
1996 - R & H TRUCK PARTS & SERVICE	PO 8913 20 Sweep Water System Repair	25.20	25.20
673 - RACHLES/MICHELE'S OIL CO	PO 8830 Gasoline	5,313.30	
	PO 8866 Gasoline	5,390.42	10,703.72
1428 - RALPH K BADMANN CORP	PO 8895 Repair Supplies	54.50	54.50
4227 - READY REFRESH	PO 8146 B-2019 BOTTLED WATER SERVICE	243.69	243.69
767 - SAMZIES UNIFORMS	PO 8555 Jacket Liner and Alterations	147.00	
	PO 8612 Replacement Shirt and Badges	766.76	
	PO 8672 Hashmarks for Uniform	12.00	925.76
2512 - SF MOBILE-VISION	PO 8629 Mobile Video Recorder Service of Pa	319.90	
	PO 8634 Mobile Video Recorder Batteries	109.90	

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
	PO 8753 MVR Camera for Patrol Vehicle	4,748.00	5,177.80
2114 - SMITH TRACTOR EQUIPMENT INC	PO 8747 74 Ramp Springs	229.81	229.81
4579 - SNAP ON EQUIP, INC	PO 8772 AC Machine Repair	835.73	835.73
4293 - SOMERSET CNTY POLICE ACADEMY	PO 8836 Police Supervision Training	440.00	440.00
4548 - SONYA A SELLERS	PO 8880 04/30/19 & 05/22/19	264.80	264.80
3474 - STAPLES - PW	PO 8824 MSDS Sheet Dividers	17.16	17.16
4936 - STATE TOXICOLOGY LABORATORY	PO 8757 Random Drug Screening - Urinalysis	180.00	180.00
4528 - STAVOLA FLEMINGTON ASPHALT	PO 8839 Inlet Repairs and Patching	3,987.15	
	PO 8862 Inlet Repairs & Pothole patching	1,037.42	
	PO 8917 Inlet Repairs	1,560.71	
1561 - STICKEL, KOENIG, SULLIVAN & DRILL	PO 8335 B-NON ESCROW FOR 2019	82.50	6,585.28
4083 - TCTA MEMBER SERVICES	PO 8871 Membership	100.00	82.50
4803 - TRACTOR SUPPLY	PO 8823 #79 Fender Repair Supplies	156.50	100.00
	PO 8865 #83 Roller Seat	154.99	311.49
2432 - TREASURER-ST OF NJ	PO 8878 ENVIRONMENTAL REGULATIONS	4,050.00	4,050.00
2142 - VERIZON WIRELESS	PO 8325 B-ACCT #742071798-00005	372.91	
	PO 8326 B-ACCT #742071798-00003	786.66	
	PO 8327 B-ACCT #742071798-00001	1,120.78	
	PO 8328 B-ACCT #742071798-00006	302.77	
	PO 8329 B-ACCT #342014580	1,118.79	
	PO 8330 B-ACCT #742071798-00008	18.02	3,719.93
4222 - VOLLERS	PO 8867 Concrete Disposal	147.70	147.70
4212 - WASTE MANAGEMENT OF NJ	PO 8825 April Waste	4,367.16	4,367.16
4090 - WB MASON	PO 8720 Toner Cartridges	250.97	
	PO 8758 Frames and Ballpoint Pens	65.88	
	PO 8805 Sheet Protectors and Mailers	105.92	422.77
4762 - WILLIAM BOWLEY	PO 8740 Hay Bales	50.00	50.00
486 - WOODRUFF ENERGY	PO 8396 B-2019 NATURAL GAS	921.15	921.15
State & Federal Grants			
4624 - A&K EQUIPMENT CO INC	PO 8857 Tool Box Truck #48	685.00	685.00
4134 - DRAEGER INC	PO 8799 Solution and Mouth Pieces for Alcot	188.00	188.00
4049 - PRAXAIR	PO 8821 Basin head cutting torch	880.87	880.87
1313 - RARITAN HEADWATERS ASSOC	PO 8733 Donation for stream cleanup through	500.00	500.00
4288 - RARITAN TWSP ENVIRONMENTAL	PO 8846 Roadside Cleanup	500.00	500.00
736 - WILLIAM RISSMILLER	PO 8814 supplies	15.88	15.88
Trust			
4800 - COLGATE PAPER STOCK CO., INC	PO 8829 April Recyclables	37.16	37.16
2771 - FLEMINGTON SOUTH GARDENS	PO 7946 2019 - AFFORDABLE HOUSING SERVICES	6,078.86	6,078.86
1433 - MCELROY, DEUTSCH ETC...	PO 7965 B-2019 COAH SERVICES	3,828.00	3,828.00
4649 - MORTON SALT INC	PO 8718 110 tons road salt #6408	5,614.47	

List of Bills - (All Funds)

Vendor	Description	Payment	Check Total		
	PO 8734 51-HCCPS Road Salt 110 tons #6409	5,315.32			
	PO 8806 100 tons road salt 51-HCCPS	6,195.25	17,125.04		
	TOTAL	129,972.15			
Summary By Account					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	CASH TD BANK				
01-201-20-100-200	TOWNSHIP ADMINISTRATOR O/E	33.50			100,133.34
01-201-20-120-200	TOWNSHIP CLERK - OE	5,917.42			
01-201-20-140-200	DATA PROCESSING SERVICES OE	3,500.19			
01-201-20-145-200	TAX COLLECTOR OE	100.00			
01-201-20-155-200	LEGAL SERVICES OE	3,463.00			
01-201-21-180-200	PLANNING BOARD OE	1,264.37			
01-201-21-185-200	ZONING BOARD OE	181.31			
01-201-25-240-200	POLICE OE	13,841.16			
01-201-25-252-200	EMERGENCY MANAGEMENT OE	877.20			
01-201-25-253-200	STORMWATER MGMT PLAN-ENG	4,050.00			
01-201-26-290-200	ROAD REPAIR & MAINTENANCE OE	10,427.97			
01-201-26-310-200	PUBLIC PROPERTY (B&G) OE	1,692.79			
01-201-26-315-200	VEHICLE MAINTENANCE OE	10,679.96			
01-201-26-316-200	RECYCLING TAX	268.53			
01-201-28-375-200	PARK MAINTENANCE OE	726.50			
01-201-31-440-200	UTILITIES	30,277.55			
01-201-32-465-200	SOLID WASTE	4,533.89			
01-201-43-490-200	MUNICIPAL COURT OE	960.00			
01-204-55-000	Accounts Payable			7,338.00	
TOTALS FOR	Current Fund	92,795.34	0.00	7,338.00	100,133.34
02-101-01-000-01	Grant Checking			0.00	2,769.75
02-213-41-727-004-000	DRUNK DRIVING ENFORCE FUND - 2017			188.00	
02-213-41-728-000	2018 Grant Expenditures			2,581.75	
TOTALS FOR	State & Federal Grants	0.00	0.00	2,769.75	2,769.75

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
03-101-01-000-001	Checking TD Bank			0.00	27,069.06
03-286-10-110-002-000	Snow Removal Trust			17,125.04	
03-286-10-110-006-000	COAH Trust			9,906.86	
03-286-10-110-016-000	Recycling Trust			37.16	
TOTALS FOR	Trust	0.00	0.00	27,069.06	27,069.06

Total to be paid from Fund 01 Current Fund 100,133.34
 Total to be paid from Fund 02 State & Federal Grants 2,769.75
 Total to be paid from Fund 03 Trust 27,069.06
 =====
 129,972.15

Checks Previously Disbursed

1167	POLLUTION CONTROL FINANCING	PO# 8838	House 143 Disposal	3,601.92	6/04/2019
52319	PITNEY BOWES RESERVE ACCOUNT	PO# 8035	B-POSTAGE FOR 2019	3,000.00	5/23/2019
5242019	MERITAIN HEALTH	PO# 7988	B-2019 Health Insurance Claims	15,623.83	5/24/2019
51519	MICROSOFT	PO# 8014	B-2019 SERVICES	704.00	5/15/2019
52419	RARITAN TWP PAYROLL AGENCY	PO# 8861	PAYROLL 05/24/19	305,681.61	5/24/2019
52419	RARITAN TWP PAYROLL AGENCY	PO# 8861	PAYROLL 05/24/19	4,621.87	5/24/2019
33579	LOUIS GARGANO	PO# 8859	4TH QRT 2018 TAXES	498.23	5/21/2019
33578	JOHN ZULLO	PO# 8858	4TH QRT 2018 TAX REFUND	384.47	5/21/2019
33577	JAMES SWAIN	PO# 8860	2ND QRT 2019 TAXES	160.74	5/21/2019
51719	MERITAIN HEALTH	PO# 7988	B-2019 Health Insurance Claims	37,603.26	5/17/2019
219	P.L. CUSTOM BODY & EQUIPMENT CO INC	PO# 7292	2019 FORD E-450 EMERGENCY VEHICLE	162,869.00	5/03/2019
				=====	
				534,748.93	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 Current Fund	363,656.14	100,133.34	463,789.48
Fund 02 State & Federal Grants		2,769.75	2,769.75
Fund 03 Trust	8,223.79	27,069.06	35,292.85
Fund 04 General Capital	162,869.00		162,869.00
BILLS LIST TOTALS	534,748.93	129,972.15	664,721.08

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

8b.

Check #	Vendor	Description	Payment	Check Total
0	165 - COUNTY OF HUNTERDON	PO 8811 SCBA Fit testing	470.00	470.00
1	1434 - NJ FIRE EQUIPMENT CO.	PO 8812 SCOTT SCBA masks	7,410.60	7,410.60
2	4885 - SUMMIT SAFETY LLC	PO 7921 Lock-out kits	1,193.18	1,193.18
TOTAL				9,073.78

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	CASH TD BANK			0.00	9,073.78
01-201-25-256-200	P.E.O.S.H.A.-FIRE CO.	470.00			
01-201-44-920-200	PURCHASE FIRE EQUIPMENT	7,410.60			
01-203-44-920-200	(2018) PURCHASE FIRE EQUIPMENT		1,193.18		
TOTALS FOR	Current Fund	7,880.60	1,193.18	0.00	9,073.78

Total to be paid from Fund 01 Current Fund

9,073.78

9,073.78

9a

Township of Raritan Zoning Board of Adjustment 2018 Annual Report

April 23, 2019

Introduction

Under the provisions of the Municipal Land Use Law (“MLUL”) and the ordinances of the Township of Raritan, the Raritan Township Board of Adjustment (the “Board”) is organized to review certain applications for development, appeals and other matters relating to the use of land within the Township. See, N.J.S.A. 40:55D-70a, -70b, -70c, -70d, and -76b. The MLUL, N.J.S.A. 40:55D-70.1, requires the Board to review, at least annually, its decisions on applications and appeals and to prepare and adopt a report of its findings on zoning ordinance provisions which were the subject of variances and its recommendations for zoning ordinance revision, if any. This report represents the result of the Board’s review for 2018. A comprehensive list of the Board’s applications and all of its resolutions is on file in the Township planning office.

Activity

For the calendar year 2018, the Board convened 7 regular meetings and 8 special meetings. The Board heard 18 applications over the course of the 15 meetings (some applications took more than one meeting to hear while some meetings involved multiple application hearings).

In the 18 applications, the following variances / relief / action was taken:

- C Variance approval 8
- D Variance approval 5
- Site plan approval 2
- Minor Site Plan 2
- Minor Subdivision 1
- Dismissal of Application 1
- Modifications of Conditions/Time Extensions 3
- Waiver of Site Plan 5
- Completeness Hearing 1

The 18 applications can be broken down into the following categories (some applications involve multiple categories):

- Residential 7
- Wireless Communication Application 6
- Commercial Application 5

Board Membership

The Board began and ended 2018 with seven (7) regular members and one (1) alternate. John Gudelis was nominated as Chairman and Kevin Kuhl was nominated as Vice Chairman.

Litigation

There was no litigation pending or filed in 2018.

Recommendations

1. As noted above, the Board heard six (6) applications dealing with wireless communications in 2018. Most of those applications involved replacement/upgrades to existing facilities. The Board continues to recommend that the Township encourage co-location of wireless communications antennas. More specifically, the Board recommends that the Township allow antennas "swap-outs" or upgrades as permitted use in all non-residential zones so that these applications can be approved administratively by the Zoning Officer and no Board approval is required. The Board Attorney and the Board Planner revised an ordinance adopted by another municipality for the purpose of approving these applications administratively and forwarded it to the governing body. The Board recommends the adoption of this ordinance. The Board recommended that applications involving equipment upgrades continue to be heard at the Board level since they often involve aesthetic or noise issues. **An ordinance has been introduced and is awaiting recommendation by the Planning Board before adoption.**

2. The Board also recommends that the Township adopt a special completeness checklist for new wireless communications towers which would still require "d(1)" use and "d(6)" height variances. The checklist would save hearing time by requiring the submission of specialized documents relating to new tower applications so that new tower applicants do not have to be requested to submit such documentation once the hearing on the application commences.

3. The Board also recommends that the Township adopt a special checklist for collocation / replacement / upgrades which would save costs by cutting down on the amount of documentation that is otherwise required for an application. Also, the checklists will incorporate the new requirements imposed on local land use boards by a recent 2018 Federal Communications Commission ruling and corresponding amendments to FCC rules. **An ordinance has been introduced and is awaiting recommendation by the Planning Board before adoption.**

4. The Board recommends that the Township review the ground-mounted solar requirements applicable to residential homes (ordinance section 16.64.100.A.7.b) and alter the requirement that the highest point on the solar array not exceed 4 feet above the ground. The reason for this is because the only way to comply with the height limitation is to construct an array of just one

row of solar panels because, with snow drifts in this part of the state easily reaching 3 feet during even a modest snow accumulation, and solar panels needing to be installed on an angle to capture the sun's light, the lowest point of a solar panel should not be less than 3 feet ¹ so, in order that the high point of the panel does not exceed 4 feet, an array can be composed on only one (1) row of panels. While a solar array could be designed as a row of one panel each to comply with the height restriction in the ordinance, the typical design consists of 3 rows of panels with each row containing 10 panels each, which is a more efficient design and will use up less of the homeowner's rear yard. Moreover, a row of single panels would not only occupy more land but would also result in additional land disturbance because of the required foundation system.

5. The Board also recommends that the Township adds to the site plan and subdivision checklists verification of whether or not a property is located in a flood hazard area.

Other

The Board wishes to recognize and thank the Board's legal counsel, Jonathan Drill, for his excellent work in continuing to guide the Board. During this year, he acted with fiscally motivated restraint in advising the Board towards options that would save the Township legal fees.

The Board wishes to recognize and thank Township Engineer Antoine Hajjar for his engineering and zoning advice. The Board also wishes to recognize and thank all Board Professionals for their ongoing dedication and excellent advice and support, including Judd Rocciola, John Morgan Thomas, Jessica Caldwell and Charles Hecht.

A special thank you and recognition is also in order to Jackie Klapp for her 46 years as the Board's stenographer, and a special thanks to Amy Fleming as the Board's secretary.

¹ In this regard, the Board finds and notes that, if the lowest point of any solar panel is close to or at grade, a large percentage of the panel surface will be covered by snow and, thus, will not be able to generate electricity. In order to keep the panels operational after a snow fall, the lowest point on the solar panel arrays must be at least 3-feet above the ground.

2018 – 2019 TOWNSHIP OF RARITAN DEER HARVEST REPORT

SUMMARY

CLUB NAME	PROPERTY	ANTLERLESS	ANTLERED	DAYS AFIELD	Harvest Quota Antlerless
REAVILLE SPORTSMAN ASSOCIATION	BUSHKILL BROOK PRESERVE	2	1	26	1
REAVILLE SPORTSMAN ASSOCIATION	THOMASON PRESERVE	4	0	42	2
QUEMBY MOUNTAIN PROTECTIVE ASSOCIATION	WALNUT BROOK PRESERVE	3	2	30	3
QUEMBY MOUNTAIN PROTECTIVE ASSOCIATION	DAYTON ROAD PRESERVE	6	0	30	1
QUEMBY MOUNTAIN PROTECTIVE ASSOCIATION	CHERRYVILLE HOLLOW PRESERVE	2	3	40	1
FAMILY AND FRIENDS HUNTING CLUB	URBACH PRESERVE	9	2	153	7
FAMILY AND FRIENDS HUNTING CLUB	PLUM BROOK PRESERVE	8	0	127	5
FAMILY AND FRIENDS HUNTING CLUB	NESHANIC PRESERVE	17	1	194	10

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CLUB NAME	PROPERTY	ANTLERLESS	ANTLERED	DAYS AFIELD	Harvest Quota Antlerless
CUNNINGHAM ROD AND GUN CLUB	REIC/SALAMON PRESERVE	10	3	82	6
CROTON ROD AND GUN CLUB	WALNUT BROOK LEVICO	18	2	301	3
TOTALS		79	16	1025	39

Note – All Clubs met or exceeded quotas for antlerless deer. The antlerless deer harvest was up by 36 deer and the antlered harvest was down 4. This is consistent with the goals of the Deer Management strategy of the Township.

CLEAN VERSION

Explanation: This ordinance makes various changes to the Outdoor Recreation Zone overlay by expanding the zone, amending the outdoor lighting provisions, clarifying uses related to certain existing single-family dwellings and clarifying certain buffering requirements.

TOWNSHIP OF RARITAN HUNTERDON COUNTY, NEW JERSEY

ORDINANCE #19-14

AN ORDINANCE AMENDING AND SUPPLEMENTING ARTICLE 16 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ENTITLED "LAND DEVELOPMENT CODE" BY AMENDING PARAGRAPH (F) OF SECTION 16.22.025 ENTITLED "ZONING MAP AMENDMENTS" OF CHAPTER 16.22 ENTITLED "ZONING DISTRICTS ESTABLISHED" AND AMENDING PARAGRAPH (B) OF SECTION 16.26H.05 ENTITLED "OUTDOOR COMMERCIAL RECREATION LIGHTING STANDARDS," ADDING PARAGRAPH (F) TO SECTION 16.26H.030 ENTITLED "PERMITTED ACCESSORY USES," AMENDING SECTION 16.26H.030 ENTITLED "BUFFERING," AND ADDING SECTION 16.26H.080 ENTITLED "SCHEDULING OF EVENTS" TO CHAPTER 16.26H ENTITLED "OUTDOOR RECREATION ZONE"

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

Section 1. Paragraph (F) of Section 16.22.025 entitled "Zoning Map Amendments" of Chapter 16.22 entitled "Zoning Districts Established" of Title 16 entitled "Land Development Code" is amended as follows:

F. The Zoning Map shall be amended to show Block 16, Lots 14.04, 14.03, 15, 67 and 67.03 and Block 16.03, Lot 1 as being in the OR - Outdoor Recreation overlay zone.

Section 2. Paragraph (B) of Section 16.26H.05 entitled "Outdoor Commercial Recreation Lighting Standards" of Chapter 16.26H entitled "Outdoor Recreation Zone" of Title 16 entitled "Land Development Code" is amended as follows:

B. [All lighting shall be extinguished after 11 p.m.] All outdoor uses shall be closed from 12:00 a.m. to 6:00 a.m. of every day and all lighting extinguished other than security lighting and lighting for the safe exit of patrons and employees. This revised lighting standard shall take precedence over any prior ordinances or resolutions.

Section 3. Section 16.26H.030 entitled "Permitted Accessory Uses" of Chapter 16.26H entitled "Outdoor Recreation Zone" of Title 16 entitled "Land Development Code" is amended through the addition of Paragraph (F) as follows:

F. Existing single-family dwellings may continue to be used for residential purposes. Notwithstanding the foregoing, any such single-family dwelling, and any part thereof, within the boundaries of the OR Zone as that zone was configured on the effective date of Ordinance 19-14, may be leased or rented as sleeping accommodations to individuals engaged or involved with the principal permitted use of the Outdoor Recreation Zone. This subparagraph shall not permit such accessory uses, as set forth above, in any properties included within the OR Zone after the effective date of Ordinance 19-14.

Section 4. Section 16.26H.030 entitled “Buffering” of Chapter 16.26H entitled “Outdoor Recreation Zone” of Title 16 entitled “Land Development Code” is amended as follows:

All outdoor commercial recreation uses shall be treated as a medium intensity commercial use for the purposes of determining the required bufferyards. Where the zone abuts a residential zone, the Higher Intensity Residential buffer standards in Table 1 shall apply. (see Section 16.20.040).

Section 5. Chapter 16.26H entitled “Outdoor Recreation Zone” of Title 16 entitled “Land Development Code” is amended through the addition of Section 16.26H.080 entitled “Scheduling of Events” as follows:

All events shall be scheduled to cease at 11:00 p.m. where practicable.

Section 6. After introduction, the Township Clerk is hereby directed to submit a copy of the Ordinance to the Planning Board of the Township of Raritan for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 7. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 8. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 9. Pursuant to N.J.S.A. 40:55D-62.1, The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the owners of all real property as shown on the current tax duplicates located within the district and within the State within 200 feet in all directions of the boundaries of the district. The municipal clerk shall also provide notice to the Office of Planning Advocacy and to any military facility commander who has registered with the municipality pursuant to N.J.S.A. 40:55D-12.4 at least ten (10) days prior to the hearing by personal service or certified mail.

Pursuant to N.J.S.A. 40:55D-15, notice by personal service, certified mail or email with confirmation that the email was delivered, shall be made to the Hunterdon County Planning Board and to the clerk of an adjoining municipality of all hearings on the adoption, revision or amendment of the zoning ordinance involving property situated within 200 feet of such adjoining municipality at least ten (10) days prior to such hearing. The notice provided pursuant to N.J.S.A. 40:55D-15 shall include a copy of this ordinance.

Notice provided as set forth herein shall state the date, time and place of the hearing, the nature of the matter to be considered and an identification of the affected zoning districts and proposed boundary changes by street names, common names or other identifiable landmarks, and by reference to lot and block numbers as shown on the current tax duplicate in the municipal tax assessor's office.

Notice shall also be given by (1) serving a copy on the property owner as shown on the current tax duplicate, or his agent in charge of the property, or (2) mailing a copy by certified mail and regular mail to the property owner at his or her address as shown on the current tax duplicate. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation, in addition to notice to unit owners, co-owners, or homeowners on account of such common elements or areas.

The Township Clerk shall execute affidavits of proof of service of the notices required by this section, and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change. Costs of the notice provision shall be the responsibility of the proponent of the amendment.

Section 10. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Hunterdon County Planning Board pursuant to N.J.S.A. 40:55D-16.

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, RMC
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 April 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 June 5, 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.

Explanation: This ordinance revises the per hour fee charged for police officer outside duty services.

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

ORDINANCE 19-18

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 2 ENTITLED "ADMINISTRATION AND PERSONNEL" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING PARAGRAPH (A) OF SECTION 2.56.190 ENTITLED "OUTSIDE EMPLOYMENT OF OFF-DUTY POLICE OFFICERS-COMPENSATION" OF CHAPTER 2.56 ENTITLED "POLICE DEPARTMENT"

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

Section 1. Paragraph (A) of Section 2.56.190 entitled "Outside Employment of Off-Duty Police Officers-Compensation" of Chapter 2.56 entitled "Police Department" of Title 2 entitled "Administration and Personnel" of the Township Code is amended and supplemented through the following revisions:

Any off-duty police officer hired for outside employment shall be compensated at the rate set forth in the "Outside Employment" provision of the current PBA 337 and PBA 337A collective negotiations agreements. The current rates for outside employment are \$75 per hour for the Hunterdon County Regional High School District and the Flemington-Raritan Regional School District (K-8), and \$90[85] per hour for all other employment.

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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect upon adoption and publication in the manner required by New Jersey 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, RMC
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 May 21, 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 June 5, 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 REGULAR MEETING
RARITAN TOWNSHIP MUNICIPAL BUILDING
TUESDAY, MAY 21, 2019**

MEETING CALLED: Mayor Kuhl called the regular meeting to order at 6:34 p.m.

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

ABSENT: Comm. Gary Hazard

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

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

Attorney, Ed Purcell, read Resolution #19-127 in full.
Mayor Kuhl asked for a motion to approve Closed Session Resolution.
Motion by Gilbert, seconded by Mangin

ROLL CALL VOTE:

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

RESOLUTION #19-109

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 update; Catalyst Experiential
 - b) Personnel: DPW Personnel
 - 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 7:05 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

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

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

There was no public comment.

FINANCIAL ISSUES

Payment of Bills as listed for Raritan Township: **\$16,746,427.33**

Mayor Kuhl asked for a motion to approve the bill list for Raritan Township.

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

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

Payment of Bills as listed for the Raritan Township Fire Company: **\$5,729.01**

Mayor Kuhl asked for a motion to approve the bill list for the Raritan Township Fire Company.

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

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

REPORTS

The following April 2019 reports were acknowledged by the Committee with no comment:

- *Tax Collector
 - *Animal Control
 - *Court
-

LIAISON REPORTS

Karen Gilbert: Environmental Commission/Green Team; Open Space; Parks and Recreation; Planning Board (Class III Member)

Committee Member Gilbert announced that the Environmental Commission held its annual road clean up on May 18. Committee Member Gilbert reported on a meeting of the Parks and Recreation Committee advising that discussion took place regarding an ongoing issue of damage to a Flemington Borough residence from falling debris from the July 4th fireworks display including replacement of the soft-top to the resident's jeep. Committee Member Gilbert commented that clean up to the property has been costly. Committee Member Gilbert advised that the resident has installed solar panels and has expressed concern to the Parks and Recreation Committee about potential damage from the fireworks. Committee

Member Gilbert continued to explain that she has asked the Township Engineer to advise on any concerns regarding the fireworks and the solar panels. Committee Member Gilbert also reported on a meeting of the Planning Board advising of an amended site plan approval for Pulte homes regarding the relocation of air conditioning units with screening from what was originally approved. Committee Member Gilbert also reported that Deputy Mayor Reiner attended the senior luncheon and deferred report to him.

Gary Hazard:

Court/Police; RTMUA

Committee Member Hazard was absent.

Jeff Kuhl:
(Mayor)

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

Mayor Kuhl reported on meetings of the Historians and Open Space Committees advising that discussion is underway for the Historians annual fall trip and that discussion continues regarding potential open space properties and funding of such. Mayor Kuhl announced that the May 22 Planning Board meeting was cancelled, as the applicant was not prepared. Mayor Kuhl also announced that a Memorial Day Ceremony will be held on Monday, May 27, 2019 at 8:30 a.m. at the Municipal Building with the Flemington Borough Memorial Day parade to follow.

Michael Mangin:

Board of Health; Finance; Public Works

Committee Member Mangin commended the Department of Public Works for their efforts and advised that the salt dome will be filled with the next 50-ton delivery. Committee Member Mangin added that the County salt contract has been extended for one year with no increase in cost. Committee Member Mangin reported on a meeting of the Board of Health advising of two septic waiver approvals; that there is a slight uptick in rabies among raccoons; and to be mindful of the health concerns from standing water due to the increase in the amount of rainfall. Committee Member Mangin also advised that a discussion was held on Vaping and deferred comment to Municipal Clerk/Board of Health Secretary, Lisa Fania.

Ms. Fania explained that Vaping amongst the youth has reached epidemic proportions, advising that there has been a 78% increase in use among high school students and a 40% increase among middle school students countywide. She continued that no regulations exist for the amount of nicotine dispensed and that there are serious health concerns associated with usage. Ms. Fania advised that the Hunterdon County Department of Health and the Board of Education are taking steps to promote awareness and education throughout the County regarding the health risks of Vaping. She added that the Board of Health along with representatives from the American Cancer Society and Hunterdon County Department of Health will be attending a June meeting of the Township Committee to speak on the issue.

Louis Reiner:
(Deputy Mayor)

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

Deputy Mayor Reiner reported that he attended the Senior Luncheon and extended gratitude to Joe Colalillo, Shoprite of Hunterdon County for his generous donation to the event.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ORDINANCES (INTRODUCTION/FIRST READING)

Mayor Kuhl read by title Ordinance #19-18.

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 2 ENTITLED "ADMINISTRATION AND PERSONNEL" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING PARAGRAPH (A) OF SECTION 2.56.190 ENTITLED "OUTSIDE EMPLOYMENT OF OFF-DUTY POLICE OFFICERS-COMPENSATION" OF CHAPTER 2.56 ENTITLED "POLICE DEPARTMENT"

Mayor Kuhl asked for a motion to introduce Ordinance #19-18 on first consideration.

Motion by Mangin, seconded by Gilbert

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

ORDINANCE INTRODUCED

Second reading and public hearing date scheduled for June 5, 2019.

ORDINANCES (FINAL ADOPTION/PUBLIC HEARING)

Mayor Kuhl read by title Ordinance #19-08.

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 16 ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING SECTION 16.02.030 ENTITLED "DEFINITIONS" OF CHAPTER 16.02 ENTITLED "PURPOSE, ADMINISTRATION, DEFINITIONS;" ADDING NEW CHAPTER 16.71 ENTITLED "COLLOCATION, REMOVAL AND REPLACEMENT OF WIRELESS ANTENNAS ON EXISTING FACILITIES;" AND REVISIONS TO SCHEDULE IV ENTITLED "FEES"

Mr. Purcell explained that the proposed ordinance provides an administrative mechanism for the approval of applications by the Zoning Department for collocations onto existing towers and base stations of wireless facilities that are not substantial changes, as defined.

Mayor Kuhl asked for a motion to open public hearing.

Motion by Mangin, seconded by Gilbert

MOTION UNANIMOUSLY CARRIED

There was no public comment.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-08 on final consideration, same to be published according to law.

Motion by Gilbert, seconded by Mangin

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

ORDINANCE ADOPTED

ORDINANCE 19-08

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 16 ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING SECTION 16.02.030 ENTITLED "DEFINITIONS" OF CHAPTER 16.02 ENTITLED "PURPOSE, ADMINISTRATION, DEFINITIONS;" ADDING NEW CHAPTER 16.71 ENTITLED "COLLOCATION, REMOVAL AND REPLACEMENT OF WIRELESS ANTENNAS ON EXISTING FACILITIES;" AND REVISIONS TO SCHEDULE IV ENTITLED "FEES"

WHEREAS, the Township of Raritan has reviewed Title 16, Land Development Code, Title III of the Township Code, entitled “Zoning,” and has determined this section should be revised in accordance with recent law and regulations; and

WHEREAS, the current Code does not have provisions for cellular antennas collocation, removal or replacement of antennas on existing towers and applications for such collocation, removal and replacements are currently handled by the Zoning Board of Adjustment through the waiver of site plan review and approval process pursuant to Ordinance section 16.14.020, which consumes a lot of Board time and applicant expense; and

WHEREAS, on October 21, 2014, the Federal Communications Commission issued a Report and Order which allows municipalities to process applications for modification of existing wireless towers and base stations administratively, either through their land use boards or through their municipal officials; and

WHEREAS, under §6409(a) of the *Middle Class Tax Relief and Job Creation Act of 2012*, Pub.L. 112-96 (the so-called *Spectrum Act*), federal law provides that governments may not deny, and shall approve, eligible facilities’ request for modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station, but conditions may be imposed on the grant of such applications; and

WHEREAS, a local government may continue to enforce and condition approval on compliance with general applicable building, structural, electrical, and safety codes and with other laws codifying objective standards reasonably related to health and safety and allows municipalities to have discretion over a modification application if it:
entails any excavation or deployment outside the current site of the tower or base station;
would defeat the existing concealment elements of the structure; or does not comply with conditions associated with the prior approval of the structure, subject to certain exceptions such as non-substantial increase in height; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-46.2, holds that an application for development to collocate wireless communications equipment on a wireless communications support structure or an existing equipment compound shall not be subject to site plan review, subject to certain requirements:

the wireless communications structure was previously granted all necessary approvals;

the proposed collocation shall not increase the overall height of the wireless communications support structure by more than ten (10%) percent of the original height, the width of the wireless communications support structure, or the square footage of the existing equipment compound to an area greater than 2,500 square feet;

the proposed collocation complies with the final approval of the wireless communications support structure and all conditions attached thereto and does not create a condition for which a variance would be required.

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

Section 1. Chapter 16.02 entitled “Purpose, Administration, Definitions” of Title 16 entitled “Zoning” of the Township Code is amended and supplemented through the addition of the following definitions to Section 16.02.030 entitled “Definitions” as follows:

...

ELIGIBLE FACILITIES REQUEST

A request for modification of an existing wireless tower or base station that does not constitute a substantial change (as defined herein) and involves collocation of new transmission equipment; removal of transmission equipment; or replacement of transmission equipment.

...

SUBSTANTIAL CHANGE

A modification that substantially changes the physical dimensions of an eligible support structure, as defined by 47 CFR 1.50001(c), as may be amended, but which currently provides the following criteria:

- i. For towers other than towers in the public right-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater (changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act. 47 CFR §1.40001(b)(7)(i)(A));
- ii. For towers other than towers in the public right-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- iii. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public right-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
- iv. It entails any excavation or deployment outside the current site;
- v. It would defeat the concealment elements of the eligible support structure; or
- vi. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in paragraphs (i) – (v) of this section.

Section 2. Title 16 of the Township Code entitled “Zoning” is hereby supplemented and amended through the addition of Chapter 16.71 entitled “Collocation, Removal and Replacement of Wireless Antennas on Existing Facilities” as follows:

16.71.010. Purpose

The purpose of this chapter is to provide requirements for Eligible Facilities Requests for modifications to existing towers or base stations that do not constitute a substantial change.

16.71.020. Collocation on an Existing Structure; Eligible Facilities Request

- A. Application. All applicants shall submit the information necessary for the Township to consider whether an application is an Eligible Facilities Request, as set forth in Section 16.71.030. The applicant will not be required to demonstrate a need or business case for the proposed modification.
- B. Type of Review. Upon receipt of an application for an Eligible Facilities Request pursuant to this Chapter, the Township Engineer shall review such application to determine whether the application so qualifies.
- C. Timeframe for Review. Within 60 days of the date on which an applicant submits an application seeking approval under this Chapter, the Township Engineer shall approve the application with or without conditions unless the Township Engineer determines that the application is not covered by this Chapter, in which case the Township Engineer shall deny the application.
- D. Tolling of the Timeframe for Review. The 60-day review period begins to run when the application is filed, and may be tolled only by mutual agreement by the Township of Raritan and the applicant, or in cases where the Township Engineer determines that the application is incomplete.
 - 1. To toll the timeframe for incompleteness, the Township Engineer must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application.
 - 2. The timeframe for review begins running again when the applicant makes a supplemental submission in response to the Township Engineer's notice of incompleteness.
 - 3. Following a supplemental submission, the Township Engineer will notify the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this section. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.
- E. Not a Covered Request. If the Township Engineer determines that the applicant's request for collocation is a substantial change to collocation on an existing structure as defined in this Ordinance, the presumptively reasonable timeframe, as prescribed by the FCC's Shot Clock order, will begin to run from the issuance of the Township Engineer's decision that the application is not a covered request. To the extent such information is necessary, the Township Engineer may request additional information from the applicant to evaluate the application. When the Township Engineer determines that such an application constitutes a substantial change, applicable portions of this Chapter and the Raritan Township

Ordinances must be complied with, including but not limited to the requirement for site plan review and application for variances.

- F. Failure to Act. In the event the Township Engineer fails to approve or deny a request seeking approval under this Chapter within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the Township of Raritan in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.
- G. Remedies. Applicants and the Township of Raritan or its agents may bring claims related to this Chapter to any court of competent jurisdiction.

16.71.030. Eligible Facilities Request Application Requirements. An Eligible Facilities Request Application shall include the following:

- A. Applicant's certification that they have the legal authority to collocate/modify a support structure which may include approvals from the jurisdiction authorizing the initial placement of transmission equipment on the tower or other structure.
- B. The identity of the owner of the parcel.
- C. Detailed site information. Except where the facility will be located entirely within an existing structure or an existing building, detailed site plan information shall show:
 - 1. Existing and proposed improvements. The location and dimensions of the existing facility and the maximum height above ground of the facility (also identified in height above sea level).
 - 2. Elevation. The benchmarks and datum used for elevations.
 - 3. Design. The design of the facility, including the specific type of support structure and the design, type, location, size, height and configuration of applicant's existing and proposed antennas and other equipment. The method(s) by which the antennas will be attached to the mounting structure shall be depicted. (Note shall be placed on all plans that the antennas, fasteners, frames, cables, brackets and miscellaneous equipment shall be painted as directed by the Township Engineer and/or Zoning Officer.)
 - 4. Structural Analysis.
 - 5. Setbacks. All existing setbacks.
 - 6. Location of accessways. The location of all existing accessways and the location and design of all proposed accessways.
 - 7. Any existing/proposed landscaping, screening and buffering.
 - 8. A Knox Box and/or Knox padlock for emergency services shall be shown on the plans and provided.
 - 9. Latest TIA Inspection Report.
- D. All applications for cellular towers, including collocation and Eligible Facilities Requests, shall comply with any and all general applicable building, structural, electrical, and safety codes, as well as any others deemed by the Township Engineer to be related to health and safety.

E. As-built plans for all approved plans shall be provided post construction.

Section 3. Title 16 entitled “Zoning” of the Township Code is amended and supplemented through the revision of Schedule IV entitled “Fees,” to add a new review fee as follows:

Collocation on Existing Cellular Tower Structure/Eligible Facilities Request Review Fee:

Application
\$600

Escrow
\$1,000

Section 4. 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 5. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Hunterdon County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities.

The Township Clerk shall execute Affidavits of Proof of Service of the notices required by this section, and shall keep the Affidavits on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 6. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Raritan for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Committee, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. 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 in the manner required by New Jersey law.

Mayor Kuhl read by title Ordinance #19-12.

AN ORDINANCE VACATING AN EXISTING DECLARATION OF CONSERVATION EASEMENT AND AUTHORIZING AND ACCEPTING AN AMENDED DECLARATION OF CONSERVATION EASEMENT ON PROPERTY KNOWN AND DESIGNATED AS BLOCK 16.01, LOTS 35, 36 AND 38 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN

Mayor Kuhl asked for a motion to open public hearing.

Motion by Gilbert, seconded by Mangin

MOTION UNANIMOUSLY CARRIED

There was no public comment.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-12 on final consideration, same to be published according to law.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

ORDINANCE ADOPTED

ORDINANCE #19-12

AN ORDINANCE VACATING AN EXISTING DECLARATION OF CONSERVATION EASEMENT AND AUTHORIZING AND ACCEPTING AN AMENDED DECLARATION OF CONSERVATION EASEMENT ON PROPERTY KNOWN AND DESIGNATED AS BLOCK 16.01, LOTS 35, 36 AND 38 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN

WHEREAS, Flemington Fair and Speedway Corporation (“FFSC”) is the owner of property known and designated as Block 16.01, Lot 35 on the Tax Map of the Township of Raritan (the “FFSC Property”); and

WHEREAS, Resnick Development, LLC (“Resnick”) is the owner of property known and designated as Block 16.01, Lot 36 on the Tax Map of the Township of Raritan (the “Resnick Property”); and

WHEREAS, Raritan Town Square, L.L.C. (“RTS”) is the owner of property known and designated as Block 16.01, Lot 38 on the Tax Map of the Township of Raritan (the “RTS Property”); and

WHEREAS, on May 23, 2011, the Raritan Township Planning Board granted amended major site plan approval, minor subdivision (lot line) approval, and variance relief for property (the “Property”) located at Block 16.01, Lots 35, 36 & 38 as shown on the Tax Map of the Township of Raritan, which approval was memorialized by Resolution 8-2011 (the “2011 Resolution”); and

WHEREAS, the 2011 Resolution required the execution of a conservation easement on the Property; and

WHEREAS, in connection with the 2011 Resolution, FFSC, Resnick and RTS (collectively, the "Grantors") executed a Declaration of Conservation Easement (the "Conservation Easement") dated February 2, 2012 which was duly recorded in the Office of the Hunterdon County Clerk at Book 2284, page 618 on March 9, 2012; and

WHEREAS, the Conservation Easement encumbered three properties as follows: a portion of the Resnick Property ("Conservation Easement Area 1"); a portion of the Resnick Property and FFSC Property ("Conservation Easement Area 2"); and a portion of the RTS Property ("Conservation Easement Area 3") (collectively, Conservation Easement Area 1, Conservation Easement Area 2 and Conservation Easement Area 3 shall be known as the "Natural Area"); and

WHEREAS, on June 13, 2018, the Raritan Township Planning Board granted amended site plan approval, which was memorialized by Resolution 13-2018 (the "2018 Resolution") in connection with further development of a residential building and a mixed use building and associated site improvements on the FFSC Property and the Resnick Property in conjunction with an agreement by Raritan Towns Square to set aside a percentage of residential units to be available for low and moderate income households; and

WHEREAS, in connection with the 2018 Resolution and a permit issued by the New Jersey Department of Environmental Protection to fill certain wetlands as indicated on FWGP6 bearing Permit Number 1021-03-0008.2 FWW170001 dated June 1, 2018, the Natural Area shall be revised as permitted by the Conservation Easement so that the area known as Conservation Easement Area 2 shall be vacated; and

WHEREAS, the Grantors have prepared a proposed Amended Declaration of Conservation Easement which releases from all restrictions that portion of the Natural Area known as Conservation Easement Area 2 previously encumbered by the Conservation Easement, and further identifies those portions of the Natural Area known as Conservation Easement Area 1 and Conservation Easement Area 3 which remain subject to the restrictions of the Conservation Easement; and

WHEREAS, by letter dated February 11, 2019, Grantors have requested that the Township vacate and release for development Conservation Easement Area 2 and authorize and approve the execution of the proposed Amended Declaration of Conservation Easement; and

WHEREAS, the Township Attorney and Township Engineer have reviewed and approved the proposed Amended Declaration of Conservation Easement.

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

1. The Township Committee hereby authorizes the vacation and release from restrictions of that portion of the Natural Area known as Conservation Easement Area 2, as more particularly described in the Amended Declaration of Conservation Easement, and confirming the Conservation Easement restrictions on those areas of the Natural Area known as Conservation Easement Area 1 and Conservation Easement Area 3, as more particularly described in the Amended Declaration of Conservation Easement.
2. The Township Committee further authorizes and approves the execution of the Amended Declaration of Conservation Easement, a copy of which is annexed hereto.

3. Upon adoption, a certified copy of this Ordinance shall be forwarded to Kimberly Bennett, Esq., Fox Rothschild LLP, P.O. Box 5231, Princeton, New Jersey 08543-5231, with directions to forward a fully executed copy of the Amended Declaration of Conservation Easement, together with all attachments, to the Township Clerk for recording.

Mayor Kuhl read by title Ordinance #19-16.

AN ORDINANCE REAPPROPRIATING \$19,785.64 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE ADDITIONAL FUNDS FOR THE CONSTRUCTION OF THE DPW POLE BUILDING, TO INCLUDE, ACQUISITION OF SUBGRADE MATERIALS, ELECTRIC, DRAINAGE, PAVEMENT AND A CONCRETE FLOOR FOR THE DEPARTMENT OF PUBLIC WORKS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Mayor Kuhl asked for a motion to open public hearing.

Motion by Mangin, seconded by Gilbert

MOTION UNANIMOUSLY CARRIED

There was no public comment.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-16 on final consideration, same to be published according to law.

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

ORDINANCE ADOPTED

ORDINANCE #19-16

AN ORDINANCE REAPPROPRIATING \$19,785.64 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE ADDITIONAL FUNDS FOR THE CONSTRUCTION OF THE DPW POLE BUILDING, TO INCLUDE, ACQUISITION OF SUBGRADE MATERIALS, ELECTRIC, DRAINAGE, PAVEMENT AND A CONCRETE FLOOR FOR THE DEPARTMENT OF PUBLIC WORKS IN AND BY THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:]

Section 1. Pursuant to N.J.S.A. 40A:2-39, it is hereby determined that \$19,785.64 of the proceeds of obligations originally made available pursuant to the following bond ordinance of the Township of Raritan, in the County of Hunterdon, New Jersey (the "Township") are no longer necessary for the purpose for which the obligations previously were authorized:

Ordinance Number	Improvement Description and Date of Adoption	Amount to be Reappropriated
#17-32	Hampton Corner Road Project Flood Study, sec 3(e), finally adopted 11/6/2017.	\$1,520.42
#17-32	Road reconstruction in the area of Barton Estates, Rake Road and Hardscrabble Road, sec 3(a), finally adopted 11/6/2017.	\$13,716.66
#17-32	Acquisition of equipment for Public Works Department consisting of a sander, mower, slab saw, mortar mixer, roller and multi-use mower/snow machine, sec 3(b), finally adopted 11/6/2017.	\$4,452.90
#17-32	Acquisition of a pick-up truck, sec 3(c), finally adopted 11/6/2017.	\$95.66

Section 2. \$19,785.64 described in Section 1 hereof and made available pursuant to N.J.S.A. 40A:2-39, is hereby reappropriated to provide additional funds for the construction of the DPW pole building, to include, subgrade materials, electric, drainage, pavement and a concrete floor. The reappropriation amount of \$19,785.64 is in addition to the \$80,000 appropriated by Section 3(d) of bond ordinance #17-32 for a total cost of \$99,785.64.

Section 3. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 4. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mayor Kuhl read by title Ordinance #19-17.

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 2 ENTITLED "ADMINISTRATION AND PERSONNEL" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING PARAGRAPH (L) OF SECTION 2.12.070 ENTITLED "DUTIES AND RESPONSIBILITIES OF THE TOWNSHIP ADMINISTRATOR" OF CHAPTER 2.12 ENTITLED "TOWNSHIP ADMINISTRATOR"

Mayor Kuhl asked for a motion to open public hearing.

Motion by Gilbert, seconded by Mangin

MOTION UNANIMOUSLY CARRIED

There was no public comment.

Mayor Kuhl asked for a motion to close the public hearing and adopt Ordinance #19-17 on final consideration, same to be published according to law.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

ORDINANCE ADOPTED

ORDINANCE 19-17

AN ORDINANCE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AMENDING TITLE 2 ENTITLED "ADMINISTRATION AND PERSONNEL" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF RARITAN BY REVISING PARAGRAPH (L) OF SECTION 2.12.070 ENTITLED "DUTIES AND RESPONSIBILITIES OF THE TOWNSHIP ADMINISTRATOR" OF CHAPTER 2.12 ENTITLED "TOWNSHIP ADMINISTRATOR"

WHEREAS, the Township Committee of the Township of Raritan wishes to clarify the authority of the Township Administrator, or his or her designee, to act as purchasing agent for the Township of Raritan.

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

Section 1. Paragraph (L) of Section 2.12.070 entitled "Duties and Responsibilities of the Township Administrator" of Chapter 2.12 entitled "Township Administrator" of Title 2 entitled "Administration and Personnel" of the Township Code is amended and supplemented through the following revisions:

Establish and oversee a proper purchasing system; approve all specifications for goods and services to be purchased by the Township by public bid for formal solicitation of proposals, except for the technical portions of specifications prepared by any licensed professional; purchase all materials, supplies, equipment, and labor under contract required by any department, office or agency of the Township; and approve all bills and vouchers for payment prior to final approval by the Township Committee. The Township Administrator, or his or her designee, is designated as the "purchasing agent," as such term is defined in N.J.S.A. 40A:11-2. Pursuant to N.J.S.A. 40A:11-3(a),~~[The Township Administrator, as the "purchasing agent",]~~ the Administrator, or his or her designee, as the purchasing agent is authorized to award contracts under the bid threshold for nonqualified purchasing agents as set forth in N.J.S.A. 40A:11-3(a), [as such bid threshold may be raised by the governor from time to time] and where the Administrator, or his or her designee, is a qualified purchasing agent, then under the bid threshold set forth for qualified purchasing agents in N.J.S.A. 40A:11-3(c) as may be raised by the governor from time to time. The Administrator, or his or her designee, shall comply with all requirements of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all applicable regulations. [The Township Administrator, as the "purchasing agent" is authorized to award contracts without solicitation of quotes which are less than 15% of the bid threshold for nonqualified purchasing agents as set forth in N.J.S.A. 40A:11-6.1, as such bid threshold may be raised by the governor from time to time.]

...

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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect upon adoption and publication in the manner required by New Jersey law.

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

CORRESPONDENCE

There was no correspondence.

NON-CONSENT

Township Committee Regular Meeting Minutes

Mayor Kuhl asked for a motion to approve the Regular Meeting Minutes of May 7, 2019.
Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

Township Committee Executive Session Meeting Minutes

Mayor Kuhl asked for a motion to approve the Executive Session Meeting Minutes of May 7, 2019.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

RESOLUTIONS

Mayor Kuhl read Resolution #19-129 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-129.

Motion by Mangin, seconded by Gilbert

ROLL CALL VOTE:

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

RESOLUTION #19-129

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

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

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

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law (N.J.S.A. 40A:11-11 *et seq.*) exempts such professional services from competitive bidding; and

WHEREAS, prior to the execution of a contract, Central Jersey Housing Resource Center will have completed and submitted a Business Entity Disclosure Certification which certifies that no individual with a 10% interest or larger has made any reportable contributions to a political party or candidate for the Township Committee of the Township of Raritan in the previous year, and that the contract will prohibit any individual with a 10% interest or larger from making any reportable contributions through the term of the contract, however, this not to be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during calendar year 2018, pursuant to N.J.S.A. 19:44A-20.4, *et seq.*; and

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

WHEREAS, the Chief Financial Officer has certified that funds are available through Certificate of Availability of Funds #19-12 for the administration of affordable housing.

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. Central Jersey Housing Resource Center (CJHRC) is hereby awarded a contract for the administration of affordable housing from July 1, 2019 and continues through June 30, 2020.
2. That this contract be awarded without competitive bidding because the services in question are of a specialized, technical and professional nature, not reasonably capable of being reduced to specification.
3. The Business Disclosure Entity Certification shall be placed on file with this resolution.
4. Central Jersey Housing Resource Center (CJHRC) will be compensated in the amount of \$3,943.28 per month for a one-year total of \$47,319.36 as specified in the contract.
5. A notice of this resolution shall be published in an official newspaper of the Township and in accordance with the Local Public Contracts Law.

Mayor Kuhl read Resolution #19-130 by title.

Mr. Hutchins advised that since the 2019 tax levy has not been certified and will not be in time for the tax bills to be mailed in a timely manner, there will be insufficient cash flow to support municipal obligations and that estimated tax bills will be issued. He continued that a letter of explanation will be included with the estimated tax bills.

Deputy Mayor Reiner requested that a larger pie chart depicting the tax distribution be included with the regular tax bill than that which was included last year.

Mayor Kuhl asked for a motion to adopt Resolution #19-130.
Motion by Mangin, seconded by Gilbert

ROLL CALL VOTE:

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

RESOLUTION #19-130

A RESOLUTION AUTHORIZING ESTIMATED 2019 TAX BILLS

WHEREAS, the 2019 tax levy has not been certified at this time and said levy will not be certified in time for tax bills to be mailed in a timely manner; and

WHEREAS, there will be insufficient cash flow to support municipal operations in late July, August and September unless third quarter tax revenue is received on time; and

WHEREAS, the Tax Collector and Chief Financial Officer have reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3.

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

1. The Tax Collector of the Township of Raritan is authorized and directed to prepare and issue estimated tax bills for the third installment of 2019 taxes in accordance with the provisions of N.J.S.A. 54:4-66.2 *et seq.*
2. The estimated annual tax levy to be used for the preparation of the estimated tax bills shall be \$103,170,994.55 which is 2.54% more than the tax levy of 2018. The estimated tax rate for 2019 is \$2.514.
3. The Tax Collector shall take whatever action as permitted and required by Chapter 72 Public Laws 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.

Mayor Kuhl read Resolution #19-131 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-131.

Motion by Gilbert, seconded by Reiner

ROLL CALL VOTE:

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

RESOLUTION #19-131

A RESOLUTION AUTHORIZING CONSENT TO THE FILING AND CONTINUED PROSECUTION OF THE LAND USE APPLICATION BY WAL-MART STORES, INC. TO THE TOWNSHIP OF RARITAN PLANNING BOARD FOR BLOCK 16.01, LOTS 35, 36 AND 38

WHEREAS, Wal-Mart Stores, Inc. (“Wal-Mart”) is the owner of the existing Wal-Mart store located at 150 State Highway 31, Township of Raritan, Hunterdon County, New Jersey, and otherwise known as Block 16.01, Lot 35 (the “Property”); and

WHEREAS, Wal-Mart has filed an application with the Township of Raritan Planning Board for minor site plan approval to permit the construction of an approximately 1,300 square foot single story stock room expansion at the northwest corner of the existing Wal-Mart store, the restriping/repaving of the existing parking area reducing the total number of parking spaces by eight (8) and creating ten (10) reserved parking spaces for Wal-Mart’s Online Grocery Pickup program, along with installation of certain freestanding directional signage and incidental grocery pickup “reserved” parking signage (the “Proposed Development”); and

WHEREAS, in a completeness letter, dated May 1, 2019, Jeffrey W. Vaccarella, Assistant Planner & Zoning Inspector for the Township of Raritan, requested that Applicant obtain consent from the current owners of two (2) adjacent properties within the overall shopping area, including Block 16.01, Lot 38, to prosecute the pending application; and

WHEREAS, the Township of Raritan is the current owner of Block 16.01, Lot 38, which is adjacent to the Property; and

WHEREAS, the Proposed Development, if constructed, would not in any way negatively impact Block 16.01, Lot 38.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, does hereby authorize and consent to the filing and continued prosecution of the application by Wal-Mart Stores, Inc. before the Township of Raritan Planning Board for approval to construct the Proposed Development; and

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute the Consent of Owner form attached hereto as Exhibit “A.”

Mayor Kuhl read Resolution #19-132 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-132.

Motion by Reiner, seconded by Mangin

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

RESOLUTION #19-132

**A RESOLUTION AUTHORIZING THE FULL-TIME EMPLOYMENT OF
JAMES GILMORE IN THE DEPARTMENT OF PUBLIC WORKS**

WHEREAS, the Township of Raritan is in need of a full-time employee in the Department of Public Works; and

WHEREAS, the Mayor and Township Committee desires to fill this position; and

WHEREAS, the Superintendent of Public Works has interviewed and recommends James A. Gilmore to be employed as full-time Department of Public Works employee pending the outcome of his pre-employment physical and drug screening; and

WHEREAS, the Township Administrator agrees with the Superintendent of Public Works recommendation.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that James A. Gilmore is hereby employed as a full-time Department of Public Works employee effective May 28, 2019 at an hourly rate of \$20.47, as set forth in Teamsters Local 469 Contract, pending the outcome of his pre-employment physical and drug screening.

Mayor Kuhl read Resolution #19-133 by title.

Mayor Kuhl asked for a motion to adopt Resolution #19-133.

Motion by Mangin, seconded by Reiner

ROLL CALL VOTE:

AYES: Gilbert, Mangin, Reiner, Mayor Kuhl

NOES: None

ABSTAIN: None

ABSENT: Hazard

RESOLUTION #19-133

**A RESOLUTION AUTHORIZING THE FULL-TIME EMPLOYMENT OF
DANIEL E. BOWLBY IN THE DEPARTMENT OF PUBLIC WORKS**

WHEREAS, the Township of Raritan is in need of a full-time employee in the Department of Public Works; and

WHEREAS, the Mayor and Township Committee desires to fill this position; and

WHEREAS, the Superintendent of Public Works has interviewed and recommends Stephen Bartzak to be employed as full-time Department of Public Works employee pending the outcome of his pre-employment physical and drug screening; and

WHEREAS, the Township Administrator agrees with the Superintendent of Public Works recommendation.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that Daniel E. Bowlby is hereby employed as full-time Department of Public Works employee effective May 28, 2019 at an hourly rate of \$20.47, as set forth in Teamsters Local 469 Contract, pending the outcome of his pre-employment physical and drug screening.

CONSENT AGENDA

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

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

Committee Member Gilbert commented that the Wal-Mart donation is made annually to the Police Department.

Motion by Reiner, seconded by Gilbert

ROLL CALL VOTE:

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

RESOLUTION #19-128

**A RESOLUTION PROVIDING FOR THE INSERTION OF ANY SPECIAL
ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY
PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1985)
WAL-MART DONATION**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

WHEREAS, the Township of Raritan Police Department has been awarded \$1,500.00 from Wal-Mart and wishes to amend its 2019 Budget to include this amount as a revenue.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2019 in the sum of \$1,500.00 which is available as a revenue from:

Miscellaneous Revenues

Special Items of General Revenue Anticipated with
Prior Written Consent of the Director of Local
Government Services:

Public and Private Revenues Off-Set with
Appropriations:
Law Enforcement Officers Training and Equipment Fund

BE IT FURTHER RESOLVED that a like sum of \$1,500.00 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from Caps
Public and Private Programs Off-Set by
Revenues:

Law Enforcement Officers Training and Equipment Fund

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

PRIVILEGE OF THE FLOOR

Committee Member Gilbert spoke on behalf of her mom, a resident of Indian Plantation, who is not able to attend meetings. Committee Member Gilbert reported her mom's safety concerns regarding the number of serious accidents at the corner of Hart Boulevard and Reaville Road and requested that the Committee consider a traffic study for possibly a four-way stop or speed reduction.

Mayor Kuhl added that the curve near the Bowlby farm to Case Boulevard also presents safety hazards and suggested a speed reduction or signage at that portion of the road.

Discussion was held regarding previous traffic studies performed for speed hump installation and speed reduction and the cost of traffic lights. It was the consensus of Committee Members to direct Township Engineer, Tony Hajjar, to investigate the safety issues and provide a recommendation accordingly.

Eugene Lewandowski, a resident of Phipps Court, expressed concern about the potential redirection of traffic through Indian Plantation. Committee Member Gilbert clarified that the purpose of the study is to implement safety measures by way of a four-way stop or speed reduction.

Mayor Kuhl commented that he had diagnosed the problem with the air conditioning in the Court Room, that the part was ordered and that the unit should be working by Thursday.

At this time, Mayor Kuhl announced that the Committee will reconvene closed session to discuss matters of Pending Litigation regarding affordable housing, that the regular meeting will not reconvene and that no action will be taken.

Closed Session reconvened at 7:38 p.m.

CLOSED SESSION MINUTES #2 WILL BE DONE IN A SEPARATE DOCUMENT

ADJOURNMENT

Mayor Kuhl asked for a motion to adjourn.

Motion by Reiner, seconded by Mangin

MOTION UNANIMOUSLY CARRIED

Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-135

**A RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO
EXECUTE AN ASSIGNMENT AND ASSUMPTION AGREEMENT FOR
WASTEWATER TREATMENT CAPACITY FOR THE PROVISION OF
AFFORDABLE HOUSING WITH RARITAN JUNCTION, LLC**

WHEREAS, The Township of Raritan (“Township”) has an obligation to meet certain affordable housing requirements as set forth in the Fair Housing Act, N.J.S.A. 52:27D-301, and by the New Jersey Supreme Court pursuant to Southern Burlington County N.A.A.C.P. v. Twp of Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and its progeny; and

WHEREAS, the Township has filed a declaratory judgement action pursuant to the New Jersey Supreme Court’s decision in IMO the Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015); and

WHEREAS, the Township is attempting to settle this matter on favorable terms, the result of which will be that affordable units will be developed within the sewer service area and will need to be served by the RTMUA; and

WHEREAS, the Township has obtained wastewater treatment capacity by way of an Agreement for Wastewater Treatment Capacity for the Provision of Affordable Housing with the Raritan Township Municipal Utilities Authority which was approved by the Township on December 4, 2018 by way of Resolution 18-234 for 69,000 gpd/230 EDUs which is attached hereto as Exhibit “A;” and

WHEREAS, of that capacity, the Township has 27,600 gpd/92 EDUs remaining (“Remaining Capacity”); and

WHEREAS, to ensure that said Remaining Capacity is used for affordable housing purposes, the Township must also enter into an Assignment and Assumption Agreement for Wastewater Treatment Capacity for the Provision of Affordable Housing with Raritan Junction, LLC, a developer of affordable housing in the Township.

NOW, THEREFORE BE IT RESOLVED, on this 5th day of June, 2019, by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that:

1. The Mayor and Township Clerk are authorized to execute the Assignment and Assumption Agreement for Wastewater Treatment Capacity for the Provision of Affordable Housing attached hereto as Exhibit “B.”

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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-136

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN, COUNTY OF HUNTERDON, STATE OF NEW JERSEY DESIGNATING APPROXIMATELY 22 ACRES KNOWN AS BLOCK 40, LOT 4 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF RARITAN AS A “NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT” UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute a “non-condemnation area in need of redevelopment” as described in Section 5 of the Redevelopment Law; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Committee of the Township of Raritan (the “Township Committee”) by way of Resolution No. 2019-92, dated March 19, 2019, authorized and directed the Township of Raritan Planning Board (the “Board”) to conduct a preliminary investigation to determine whether the area identified as Block 40, Lot 4 as shown on the Tax Map of the Township of Raritan consisting of approximately 22 acres (the “Study Area”), meets the criteria set forth in Section 5 of the LRHL and should be designated as a “non-condemnation area in need of redevelopment”; and

WHEREAS, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Borough once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township’s assessment records; and

WHEREAS, the Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is a “non-condemnation area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on May 29, 2019; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Board also provided notice to property owners in the Study Area; and

WHEREAS, at the Public Hearing, Jessica Caldwell, P.P, A.I.C.P. of J. Caldwell & Associates, Inc. presented a report dated May 3, 2019 entitled “Area In Need of Redevelopment Study, United States Bronze Powders, Inc., Block 40, Lot 4- 408 US Route 202;” and

WHEREAS, at the Public Hearing, the Board reviewed the Report and considered the testimony of Ms. Caldwell; and

WHEREAS, the Board also gave members of the public an opportunity to speak and ask questions related to this matter; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 29, 2019, by unanimous voice vote, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment”, which was memorialized by way of PB Resolution 11-2019 which is attached hereto as Exhibit “A;” and

WHEREAS, the Township Committee agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Township Committee now desires to authorize and direct Jessica Caldwell, P.P., A.I.C.P., to prepare a draft redevelopment plan for the Study Area and to present same to the Township Committee for its consideration.

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 Township Committee hereby designates Block 40, Lot 4 as shown on the Tax Map of the Township of Raritan consisting of approximately 22 acres, as a “non-condemnation area in need of redevelopment” (the “Determination”) pursuant to the LRHL.
2. The Determination shall authorize the Township of Raritan to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area”.

3. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as a "non-condemnation area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
4. Notice of the Determination (the "Notice") shall be served within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

ATTEST:

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF RARITAN**

Lisa Fania, RMC
Township Clerk

Jeffrey 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 vote by the Township Committee of the Township of Raritan at a meeting held on June 5, 2019.

Lisa Fania, RMC
Township Clerk

Exhibit “A”

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

**RECOMMENDING THAT 408 U.S. ROUTE 202, BLOCK 40, LOT 4
SHOULD BE DETERMINED A NON-CONDEMNATION AREA IN NEED
OF REDEVELOPMENT.**

RESOLUTION No.: 11-2019

WHEREAS, pursuant to Township Committee Resolution No. 2019-92, adopted on March 19, 2019, and P.L. 2003, Chapter 159, the Township of Raritan Planning Board (the "Board") conducted a public hearing on May 29, 2019, to determine whether or not the property in the Township identified below could be designated as an area in need of redevelopment pursuant to the criteria set forth in Sections 5 and 6 of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 et. seq.).

WHEREAS, the property is identified on the Township Tax Assessor's Records as follows:

408 U.S. Route 202, Block 40, Lot 4, (the "Study Area")

WHEREAS, a map showing the boundaries of the Study Area and the location of the various parcels included in the Study Area, as well as the Preliminary Investigation - Area In Need of Redevelopment Non-Eminent Domain Report dated May 3, 2019, were prepared by Jessica Caldwell, PP/FAICP; and

WHEREAS, notices required pursuant to N.J.S.A. 40A:12-6 were properly mailed, advertised and otherwise all timely served in the Courier News on May 11 and 18, 2019; and

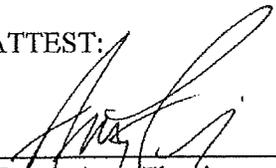
WHEREAS, based on the testimony presented at the hearing, the Planning Board undertook to determine and recommend to the Township Committee whether the Study Area be designated an area in need of redevelopment. This recommendation by this Resolution will be sent to the Township Committee of the Township of Raritan for further action as per the requirements of the Local Redevelopment and Housing Law. Thereafter, the Township Committee can approve, reject, or amend the Planning Board's recommendation and may adopt a resolution determining that the Study Area, or any part thereof, is an area in need of redevelopment.

WHEREAS, various interested parties appeared (or were given the opportunity to appear) at the public hearing on May 29, 2019, and participated therein, and Board Planner Jessica Caldwell PP/FAICP testified and was subject to questioning concerning the criteria for the Study Area under the Redevelopment and Housing Law.

NOW THEREFORE IT BE RESOLVED, that the Board determined 408 U.S. Route 202, Block 40, Lot 4 in the Study Area meet the criteria to be designated an area in need of redevelopment.

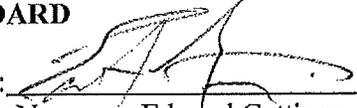
BE IT FURTHER RESOLVED, that this Resolution, adopted this 29th day of May, 2019, memorializes the action taken by the Board at its May 29, 2019, meeting.

ATTEST:



Name: Amy Fleming
Title: Planning Board Secretary

**RARITAN TOWNSHIP PLANNING
BOARD**

By: 

Name: Edward Gettings
Title: Planning Board Chairman

Dated: May 29, 2019

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

RESOLUTION #19-139

**A RESOLUTION AUTHORIZING THE TRANSFER OF OWNERSHIP
OF THE 2019 FORD AMBULANCE TO THE
FLEMINGTON-RARITAN FIRST AID AND RESCUE SQUAD**

WHEREAS, the Township of Raritan has purchased a 2019 Ford Ambulance for use by the Flemington-Raritan First Aid and Rescue Squad; and

WHEREAS, a license for Basic Life Support Ambulance issued by the New Jersey Office of Emergency Medical Services, New Jersey Department of Health is required for the registration of Passenger Vehicle Transportation (PVT) vehicles by the New Jersey Motor Vehicle Commission; and

WHEREAS, the Flemington-Raritan First Aid and Rescue Squad has been issued said license January 1, 2019; and

WHEREAS, the Township of Raritan does not hold such licensure; and

WHEREAS, the transfer of ownership of the 2019 Ford Ambulance is necessary due to the licensure requirement for registration so the vehicle can be operational.

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 2019 Ford Ambulance is authorized to be sold to the Flemington-Raritan Township First Aid and Rescue Squad for \$1.00.

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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-140

**A RESOLUTION AUTHORIZING THE PROMOTION OF REBEKAH HARMS
TO THE POSITION OF FULL-TIME VIOLATIONS CLERK**

WHEREAS, there exists a vacancy in the Court Office for the position of Violations Clerk;
and

WHEREAS, the position was posted internally and a qualified and viable candidate submitted a resume; and

WHEREAS, the Administrator and the Court Administrator interviewed and recommend that Rebekah Harms be promoted to the position of full-time Violations Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that Rebekah Harms is hereby promoted to the position of full-time Violations Clerk at an annual salary of \$38,500.00 effective June 6, 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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-137

**A RESOLUTION APPROVING THE RENEWAL OF
ALCOHOLIC BEVERAGE LICENSES FOR 2019-2020**

WHEREAS, the applications and all required state and municipal fees have been received for the renewal of the Retail Alcoholic Beverage Licenses for 2019-2020; and

WHEREAS, the applications have been reviewed by the Township Clerk and Police Department and recommends the renewal of the following retail alcoholic beverage licenses for the year 2019-2020.

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 applications for the renewal of the following alcoholic beverage licenses for the year 2019-2020 are hereby approved; and

BE IT FURTHER RESOLVED, that the Municipal Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey is hereby authorized and instructed to issue and deliver said licenses on or before June 30, 2019:

**PLENARY RETAIL CONSUMPTION LICENSES
EFFECTIVE JULY 1, 2019**

STATE ISSUED LICENSE NUMBER	LICENSEE	TRADE NAME	ADDRESS
1021-33-003-006	Apple Food Service of Flemington, LLC	Applebees	244 Route 202/31 Flemington, NJ 08822
1021-33-013-002	ANTSUL-BWW VI, LLC	Buffalo Wild Wings	144 Route 31 Suite 100 Flemington, NJ 08822
1021-33-014-004	CRI Flemington, Inc.	Chimney Rock Inn	41 Route 31 Flemington, NJ 08822
1021-33-015-003	Rare Hospitality International, Inc.	Longhorn Steakhouse	138 Route 31 North Flemington, NJ 08822
1021-33-002-005	Skip Little, Inc.	Jake's Restaurant & Bar	253 Route 202/31 S Flemington, NJ 08822

**PLENARY RETAIL DISTRIBUTION LICENSES
EFFECTIVE JULY 1, 2019**

STATE ISSUED LICENSE NUMBER	LICENSEE	TRADE NAME	ADDRESS
1021-44-010-006	Penns Raritan, Inc.	Raritan Wine and Spirits	14 Commerce St. Flemington, NJ 08822

**CLUB LICENSES
EFFECTIVE JULY 1, 2019**

STATE ISSUED LICENSE NUMBER	LICENSEE	TRADE NAME	ADDRESS
1021-31-005-001	Copper Hill Golf Club, Inc.	Same	100 Copper Hill Road Ringoes, NJ 08551
1021-31-006-001	Croton Rod & Gun Club, Inc.	Same	31 Rake Road Flemington, NJ 08822
1021-31-007-003	Flemington Lodge 1928 BPO Elks Clubhouse	Same	165 Route 31 S Flemington, NJ 08822

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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-138

**A RESOLUTION AUTHORIZING THE REFUND
OF PET LICENSE FEES**

WHEREAS, William Tackett has paid a pet license fee on April 24, 2019 in the amount of \$12.00; and

WHEREAS, Ellen Cavalla has paid a pet license fee on April 26, 2019 in the amount of \$12.00; and

WHEREAS, William Tackett and Ellen Cavalla have requested a refund of a pet license fee due to the passing of the pet; and

WHEREAS, Lisa Fania, Municipal Clerk, recommends the refund of pet license fees in the amount of \$12.00 to each respectively.

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 pet license fee in the amount of \$12.00 paid by William Tackett and Ellen Cavalla, respectively, is 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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-141

**A RESOLUTION AUTHORIZING THE RETURN OF
PERFORMANCE GUARANTEE
(MESSICK PLUMBING)**

WHEREAS, Michael J. Messick Plumbing & Heating, Inc. posted a Performance Surety Bond on April 26, 2019 in the amount of \$600.00 (#B1215296); and

WHEREAS, Michael J. Messick Plumbing & Heating, Inc. requested the return of the bond; and

WHEREAS, the Township Engineer recommends the return of Bond #B1215296.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey that Bond #B1215296 in the amount of \$600.00 is hereby released and returned to Michael J. Messick Plumbing & Heating, Inc.

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 June 5, 2019.

Lisa Fania, RMC
Township Clerk

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

RESOLUTION #19-142

**A RESOLUTION AUTHORIZING THE RETURN
OF A PAYMENT IN LIEU OF ROADS (CAIRL)**

WHEREAS, Ian Cairl posted a payment in lieu of road improvements for 93 Rake Road of \$3,694.00 in 2009; and

WHEREAS, Ian Cairl has requested return of said payment in lieu of roads; and

WHEREAS, improvements not started within ten (10) years of the date of the agreement; or not completed within twelve (12) years of the date of the agreement, the monies or unused portion thereof plus the interest shall be returned to the applicant.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, that the payment in lieu of roads posted in the amount of \$3,694.00 by Ian Cairl is hereby returned with any accrued interest.

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 June 5, 2019.

Lisa Fania, RMC
Township Clerk