

1. CALL TO ORDER

Mayor DeGiralamo called the meeting to order at 7:00 p.m.

2. "Sunshine Law" Announcement - Adequate notice of this public meeting has been published in the Hunterdon Democrat and Courier News, posted on the municipal bulletin board and the Township website in accordance with the Open Public Meeting Act, Chapter 231, P.L. 1975. This notice has also been filed in the Municipal Clerk's office.

3. FLAG SALUTE

4. ROLL CALL

	Present	Absent
Mr. Scott	x	
Mrs. Cherney	x	
Mr. Wunder	x	
Mr. Stiger	x	
Dr. DeGiralamo	x	

Also present were Susan Sharpe, Esq., and Ella M. Ruta, Municipal Clerk.

5. APPROVAL OF PRIOR MEETING MINUTES – no minutes presented

6. VISITORS – none scheduled

Mayor DeGiralamo introduced Peter Suh, newly appointed Finance Clerk who will be working with CFO Brennan. CFO Brennan introduced Cameron, sitting next to Mr. Shu, who is the CFO of Franklin Township, Hunterdon County.

7. REPORTS RECEIVED

- a. State Police, Trooper DeLorenzis – not present
- b. Road Dept.- Week Ending; 9/12/25; 9/19/25; 9/26/25; 10/03/25
- c. Animal Control Officer – August 2025
- d. Municipal Court – not submitted. The Mayor mentioned that we are in the process of negotiating the Municipal Court Shared Services Contract with Clinton Township for another 3-to-5-year term.
- e. Zoning Officer – August 2025
- f. Pattenburg Volunteer Fire Company – not submitted
- g. Recreation Committee – Chair Meisner summarized the report that was submitted to the Committee prior to the meeting.
- h. Environmental Commission – Mrs. Cherney said that they are looking for volunteers to help with road cleanup scheduled for this weekend.
- i. Engineer's Report
  - Wash Bay, Garage Roof Project – issued a memorandum. Two bids were received. Additional funding ordinance is on tonight's agenda for approval.
  - Baptist Church Road Project Sections 4 and 5 – construction in progress and should be completed at the end of November.
  - MS – 4 Permit – updated on progress of work that has to be completed before the end of the year as per new NJ DEP regulations.
  - Finn Road Park Walking Trail Project – six bids were received, and they were higher than the estimate. The lowest bidder is Fisher Contracting from Scotch Plains. Engineer Clerico asked that tonight's agenda is amended to include a resolution awarding the contract.

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- Deer Hill Road Project – provided details of construction work being done. Also, mentioned that aprons of some of the driveways are old and cracked or crumbled. Mr. Clerico suggested that since there are monies left in the funding ordinance those aprons should be replaced before paving. The number of aprons that must be replaced was discussed. The Committee gave authorization to Mr. Clerico to determine the number of aprons that must be repaired.  
CFO Brennan recommended that a “Change Order” to the contract is approved by resolution.
- The Highlands Conformance Master Plan work is almost complete. It will be presented to UT Planning Board for review.
- Perryville Road Sections 4A and 4B Project – waiting for a final approval by NJ DOT.
- Gravel Hill Road – contacted Chris Rochelle, a resident, who contacted the Mayor offering his services to repair/restore the road. Waiting for Mr. Rochelle to submit a written proposal specifying a supplier of materials and equipment. Mr. Clerico suggested that a detailed plan stating handling of various issues in this unique contract should be presented to the Committee.
- Release of Bonds to Fallone Group, LLC – resolution approving the release is on tonight’s agenda, but one recommendation in the resolution has to be amended before its approval.

At this time Mr. Scott asked that the following motion be approved:

To give Engineer Clerico a discretion to make field decisions on the Deer Hill Road Project up to \$39,000.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott	x		x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo		x	x			

Motion Carried

Atty. Sharpe asked that the following motion is considered:

To adopt resolution #2025-98 which is approving a Change Order for Deer Hill Road, Fawn Way and Hilltop.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott		x	x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo	x		x			

Motion Carried

Atty. Sharpe updated the Committee on performance bond for Deerfield Rd. Project stating that she spoke with the bonding company and gave them authorization to contact Engineer Clerico to ensure that improvements to the road are completed before releasing bonds.

**8. CORRESPONDENCE/WRITTEN COMMUNICATIONS –**

Mr. Scott mentioned that he and the Mayor received a complaint from a resident on Glacier Way about height of one of the homes that was just built. Mr. Scott also said that he is disappointed in no response from the conflict engineer appointed for that project. Atty. Sharpe said she is working on the matter. Briefly discussed.

Mrs. Cherney said that a couple of people called her over the weekend complaining about rocks on Rt. 625/intersection by QuickChek. Proper authority will be contacted.

Mr. Scott stated that grants from Highlands in the amount of \$10,700 as well as \$10,000 from the Local Law Enforcement were received. Discussion whether digital board or digital speed display should be purchased with Local Law Enforcement grant ensued. CFO stated that Chapter 159 resolution will be prepared for the next TC meeting.

Mr. Scott said that unless there is lightning and thunder the road cleanup at Exit 13 is happening this Saturday morning. Extended thanks to Clinton Station Diner for letting the Township use their parking lot.

**9. PUBLIC COMMENTS –**

Eric Meisner, Recreation Committee Chair, reminded the Committee about an order of resolutions that are being approved tonight.

Jim Pellachia, a resident, asked if two bids received for the Wash Bay ang Garage Roof will be rejected due to much higher cost than estimated and why there were only two received. Engineer Clerico provided detailed explanation of the bid process.

Mike Sadusky, PVFC Fire Chief, thanked current Committee members for a great year of working together. Also said that Amy Overman, JCP&L representative for this County has been phenomenal and deserves a big thank you. Made comments about the roof over the garage project.

**10. PUBLIC HEARING –**

**11. UNFINISHED BUSINESS**

**12. NEW ORDINANCE – Introduction/1<sup>ST</sup> Reading**

**TOWNSHIP OF UNION  
COUNTY OF HUNTERDON**

**NOTICE OF INTRODUCTION OF ORDINANCE**

PLEASE TAKE NOTICE that the following Ordinance was adopted on first reading by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, at a meeting held on the 15 day of October, 2025. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final passage at a public hearing to be held on the 12th day of November, 2025 at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Rd., Hampton, NJ at which time all interested parties will be heard.

\_\_\_\_\_  
Ella M. Ruta, Municipal Clerk

**ORDINANCE #2025 - 6**

**AN ORDINANCE FIXING AND DETERMINING MUNICIPAL CLASS POSITION TITLES AND SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, NJ – 2025**

BE IT ORDAINED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, the salary ranges per annum for the year 2025 for the following officers and employees shall be as follows:

Salaries are for a period of one year unless otherwise noted:

**ADMINISTRATIVE**

<u>POSITION</u>	<u>SALARY RANGE</u>
Mayor	\$ 4,000 - 5,000
Township Committee	4,000 - 4,800
Township Clerk	40,000 - 90,000
Registrar	0 - 12,000
Deputy Clerk/Deputy Registrar/Administrative Asst.	15,000 – 25,000
Tax Collector	15,000 - 30,000
Deputy Tax Collector	25.00 - \$75.00 p/h
Tax Assessor	25,000 - 45,000
Municipal Finance Officer (CFO)	25,000 - 65,000
Payroll Administrator	4,000 - 17,500
Personnel Administrator	9,000 - 20,000
Accounts Payable Clerk	3,000 - 10,000
Emergency Management Coordinator	2,000 - 12,000
9-1-1 Coordinator	0 - 5,000
Deputy Emg. Mgm. Coordinator	0 - 6,000
Clerical Assistant(s)	min. wage - 35.00 p/h

**DEPARTMENT OF ROADS AND FACILITIES**

Foreman	50,000 – 99,000
Public Works Staff	35,000 – 70,000
Part time Public Works Staff	min. wage - 35.00 p/h

**LAND USE DEPARTMENT**

Zoning Officer	10,000 – 25,000
Deputy Zoning Officer	0 - 5,000
Planning Bd./Bd. of Adj. Secretary (Combined)	25,000 – 55,000

**MISCELLANEOUS**

Recycling Coordinator	5,000 – 12,000
Animal Registrar	2,000 – 10,000
Dog Census	0 - 3,000
Recycling Attendant/Dumpster Attendant	min. wage – 25.00/hr

**PUBLIC SAFETY**

Public Safety Coordinator	0 – 7,500
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**SUMMER RECREATION**

Director	\$6,500 - \$7,500
Assistant Director	\$4,500 - \$5,500
Specialty Instructors	\$28.00 - \$32.00 p/h
Senior Counselor	\$18.50 - \$20.00 p/h
Junior Counselors	\$15.50 - \$16.50 p/h

**HEALTH INSURANCE**

**Union Township Employees**

Each Employee covered under the NJ State Health Benefits Program through the Township of Union shall contribute the State required amount.

**MISCELLANEOUS –**

If the provisions or any part of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of this Ordinance; the provisions of this Ordinance are hereby declared to be severable.

This Ordinance shall take effect according to statute until further Ordinance by this Township Committee.

\_\_\_\_\_  
David DeGiralamo, Mayor

Attest: \_\_\_\_\_  
Ella M. Ruta, RMC  
Municipal Clerk

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney	x		x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo		x	x			

Motion Carried

Brief discussion regarding the following ordinance proceeded introduction. Mayor DeGiralamo stated that he has been talking to other municipalities about shared services agreements and is waiting to hear from them. Other options of washing trucks to comply with the new stormwater regulations were discussed. Mr. Stiger suggested the trucks be taken to Easton Truck Wash. Mr. Scott said that utilizing Fleet Wash might be an immediate option. Question of introducing or holding off introduction of the ordinance was deliberated.

**ORDINANCE 2025 - 7**

**AN ORDINANCE AMENDING ORDINANCE 2024-17 TO APPROPRIATE THE ADDITIONAL SUM OF \$175,000 FROM THE CAPITAL IMPROVEMENT FUND OF THE GENERAL CAPITAL FUND OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, STATE OF NEW JERSEY FOR THE CONSTRUCTION OF AN ADDITION TO THE TOWNSHIP GARAGE FOR A TRUCK WASH BAY (REQUIRED BY THE STATE OF NJ STORMWATER REGULATIONS) AND UPGRADES/REPAIRS TO THE EXISTING GARAGE**

WHEREAS, there is currently \$175,000 within the 2025 Capital Fund of the Township of Union, County of Hunterdon, State of New Jersey, an item entitled Capital Improvement Fund; and

WHEREAS, the Township Committee of the Township of Union has deemed it necessary for the construction of an addition to the Township Garage (to house a Truck Wash Bay), and upgrades/repairs to the existing Township Garage (the “Project”); and

WHEREAS, on December 18, 2024, the Township adopted Ordinance 2024-17 appropriating the sum of \$300,000 (\$37,500 from the Hunterdon County Infrastructure Grant and \$262,500 from the Capital Improvement Fund of the General Capital fund of the Township of Union), for the Project; and

WHEREAS, the Township issued a bid for the Project and on September 25, 2025 opened sealed proposals, all of which exceeded the budgeted amount for the Project; and

WHEREAS, as a result, there is a need to amend Ordinance 2024-17 to appropriate an additional sum of \$175,000 from the Capital Improvement Fund of the General Capital Fund to cover the additional cost of the Project.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that:

SECTION 1. Ordinance 2024-17 is hereby amended to appropriate an additional sum of \$175,000 from the Capital Improvement Fund of the General Capital Fund to cover the additional cost of the Truck Wash Bay Project.

SECTION 2. Proceeds from any available State or federal grant(s), in addition to the amount referenced above, will be applied towards the cost of the ordinance.

SECTION 3. All Ordinances or parts of Ordinances that are inconsistent with the terms of the Ordinance, be and the same are hereby repealed to the extent of their inconsistency.

SECTION 4. There is no debt incurred by this ordinance.

SECTION 5. This Ordinance shall take effect after proper passage and publication in accordance with law.

BY: \_\_\_\_\_  
David DeGiralamo, Mayor

ATTEST: \_\_\_\_\_  
Ella M. Ruta, RMC, Municipal Clerk

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott		x	x			
Mrs. Cherney	x		x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo			x			

Motion Carried

**13. NEW BUSINESS**

**CONSENT AGENDA:** All matters listed under 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 separate.

Atty. Sharpe asked that item “g” be removed from the consent agenda

- a. **RESOLUTION #2025-99:** Authorization to Purchase Compact Excavator

**RESOLUTION 2025 – 99**

**AUTHORIZATION TO PURCHASE COMPACT EXCAVATOR  
POWERCO, INC.  
12 ROUTE 173 WEST**

CLINTON, NJ 08809

WHEREAS, the Township Committee of the Township of Union along with the Foreman of the Department of Roads and Facilities, have determined that there is the need to purchase a compact excavator, and

WHEREAS, this item will be purchased through the Sourcewell Cooperative Purchasing Program, 040319-KBA, so no bidding is required; and

WHEREAS, there is appropriated in ordinance 2025-5, sufficient funds for this purchase; and

WHEREAS, this contract shall not exceed \$110,000

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Union hereby authorizes the CFO to issue the purchase order for the purchase of this equipment through Sourcewell Cooperative and Powerco, Inc.

b. RESOLUTION #2025-100: Authorization to Purchase Trailer for Compact Excavator

RESOLUTION 2025 – 100

AUTHORIZATION TO PURCHASE TRAILER FOR COMPACT EXCAVATOR  
EAGLE POWER OF NEW JERSEY, INC.  
63 ROUTE 31 NORTH  
PENNINGTON, NJ 08534

WHEREAS, the Township Committee of the Township of Union along with the Foreman of the Department of Roads and Facilities, have determined that there is the need to purchase a trailer for the compact excavator, and

WHEREAS, this item will be purchased through the Sourcewell Cooperative Purchasing Program, 092922-MNR, so no bidding is required; and

WHEREAS, there is appropriated in ordinance 2025-5, sufficient funds for this purchase; and

WHEREAS, this contract shall not exceed \$20,000

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Union hereby authorizes the CFO to issue the purchase order for the purchase of this equipment through Sourcewell Cooperative and Eagle Power of New Jersey, Inc.

c. RESOLUTION #2025-101: Salary Resolution

RESOLUTION #2025 - 101  
UNION TOWNSHIP; HUNTERDON COUNTY  
2025 SALARY RESOLUTION

WHEREAS, a salary ordinance has been adopted by the Township of Union, Township Committee, indicating salary ranges; and

WHEREAS, the Township Committee hereby authorizes a 3.25% salary increase for the year 2025, and

WHEREAS, the Township Committee hereby authorizes the CFO to issue the retroactive payroll;

WHEREAS, the Township Committee has determined the amount that each employee is to be paid for the year 2025 is as follows:

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Salaries are for a period of one year unless otherwise noted:

**ADMINISTRATIVE**

Mayor	\$ 4,800		
Township Committee	4,500		
Township Clerk	80,185		
Deputy Clerk/Dep. Registrar/Admin. Asst.		18,069	Effective 10/16/2025
Registrar	6,067		
Tax Collector	24,692		
Deputy Tax Collector	25 p/h		
Tax Assessor	36,137		Effective 7/1/2025
Certified Municipal Finance Officer	50,574		
Personnel Administrator	13,806		
Payroll Administrator	7,137		
Accounts Payable Clerk	4,760		
Finance Clerk	20 – 30 p/h		
Emergency Management Coordinator	8,015		
Deputy Emergency Mgmt. Coordinator	2,788		
911 Coordinator		0	

**DEPARTMENT OF ROADS AND FACILITIES**

Foreman		91,510	
Public Works Staff No. 1 (MP)	59,519		
Public Works Staff No. 2 (DB)	59,519		
Public Works Staff No. 3 (WS)	59,519		
Public Works Staff No. 4 (JS)	55,002		
Part Time Public Works Staff	\$18.00 - \$30.00 p/h		

**LAND USE DEPARTMENT**

Zoning Officer	18,585		Effective 10/1/2025
Deputy Zoning Officer	1		
Planning Bd./Bd. of Adjustment Secretary		35,621	Effective 10/16/2025

**MISCELLANEOUS**

Recycling Coordinator	9,871		
Dog Registrar	7,055		
Recycling Attendant Helper/Dumpster Attendant Helper	\$16- \$19 p/h		

**WHEREAS**, per NJ State Health Benefits, any employee eligible for health benefits coverage who waives said coverage, is to be paid the allowable stipend for that waiver in accordance with NJSHBP regulations. This stipend is considered other income and is not pensionable.

**MISCELLANEOUS** – Travel expenses, training and education expenses, overtime, health and disability insurance, retirement and life insurance, paid holidays, sick pay, leaves of absence, paid vacations, equipment allowances, emergency meal allowances and other benefits shall be as set forth in the current Union Township Personnel Manual, or in accordance with applicable law.

- d. **RESOLUTION #2025-102:** Adopting Changes to Township of Union Personnel Policies and Procedures Manual and UT Employee Handbook

**RESOLUTION #2025-102  
Adopting Changes to Township of Union**

**Personnel Policies and Procedures Manual and  
Union Township Employee Handbook**

**WHEREAS**, there is a need to amend the Township of Union Personnel Policies and Procedures Manual and the Union Township Employee Handbook, to reflect changes recommended by the Municipal Excess Liability Joint Insurance Fund (MEL) for the 2025/2026 MEL Employment Practices Liability Program; and good cause appearing

**NOW, THEREFORE, BE IT RESOLVED** that the changes as set forth in the Township of Union Personnel Policies and Procedures Manual and the Union Township Employee Handbook, as revised through October 15, 2025, are hereby adopted, and the Personnel Policies and Procedures Manual and the Employee Handbook are hereby amended accordingly; and

**BE IT FURTHER RESOLVED** that copies of the revised Employee Handbook with changes through October 15, 2025 shall be provided by the Personnel Administrator to all employees of the Township of Union.

- e. **RESOLUTION #2025-103:** Chapter 159 – Highlands Water Protection and Planning Council Plan Conformance Grant

**RESOLUTION 2025 - 103**

**CHAPTER 159 RESOLUTION  
STATE OF NEW JERSEY  
HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
PLAN CONFORMANCE GRANT  
Master Plan Reexamination/Master Plan Element**

**WHEREAS**, NJS 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 was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director of may also approve the insertion of an item of appropriation for equal amount,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Union in the County of Hunterdon, New Jersey, hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$10,700, which is now available from NJ Highlands Protection and Planning Council Plan Conformance Grant for Master Plan Reexamination in the amount of \$10,700.

**BE IT FURTHER RESOLVED** that the like sum of \$10,700 is hereby appropriated under the caption NJ Highlands Plan Conformance Grant Master Plan Reexamination Other Expenses; and

**BE IT FURTHER RESOLVED** that the above is the result of funds from the State of New Jersey Highlands Water Protection and Planning Council in the amount of \$10,700.

- f. **RESOLUTION #2025-104:** Cancelling Funded Ordinance Balances

**TOWNSHIP OF UNION**

**RESOLUTION 2025-104**

**RESOLUTION CANCELING FUNDED APPROPRIATION BALANCES UNDER VARIOUS ORDINANCES IN THE TOTAL AMOUNT OF \$155,809.36**

**WHEREAS**, the Township Committee of the Township of Union, in the County of Hunterdon, New Jersey previously adopted various Capital Ordinances and

**WHEREAS**, as of the date hereof, the projects have been completed and/or funded balances remain open and unexpended; and

**WHEREAS** the Township now desires to cancel such appropriations and transfer the funded balances:

Ordinance No.	Description	Amount Canceled	Balance Canceled To
2022 – 3	IMPROVEMENT TO STONEBRIDE AND WOLF FARM ROADS	\$37,578.05	CAPITAL IMPROVEMENT FUND
2022 – 4	ROAD IMPR. AND PURCHASE OF DUMP TRUCK	\$ 502.62	CAPITAL IMPROVEMENT FUND
2023 – 2	VAN SYCKELS ROAD SECTION 2 ROAD IMPR.	\$23,662.26	CAPITAL IMPROVEMENT FUND
2024 - 1	PERRYVILLE ROAD IMPROVEMENT 4B AND 4C	\$75,000.00	CAPITAL IMPROVEMENT FUND
2024 – 12	MAIN STREET PATTENBURG IMPR.	\$19,066.43	CAPITAL IMPROVEMENT FUND
	Total to be Cancelled	\$155,809.36	

**NOW, THEREFORE, BE IT RESOLVED** that the balance amounts associated with these Ordinances listed above are hereby canceled.

- g. **RESOLUTION #2025- removed from the consent agenda** : Resolution of the Township of Union, County of Hunterdon, State Of New Jersey, Authorizing Release of Certain Bonds and Escrow to Fallone Developers, LLC (FKA Fallone Group, LLC) In Connection with Development of the Property Located at Block 22.02 Lot 34 On Perryville Road
- h. **RESOLUTION #2025-105:** Appropriating Additional Sum of \$80,000 from the Open Space Trust Fund of Union Township for Improvements, Paving and ADA Compliance of the Finn Road Walking Trail Project

**RESOLUTION 2025 - 105**

**A RESOLUTION APPROPRIATING AN ADDITIONAL SUM OF \$80,000 FROM THE OPEN SPACE TRUST FUND OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY, FOR THE IMPROVEMENTS, PAVING AND ADA COMPLIANCE OF THE FINN PARK WALKING TRAIL PROJECT**

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WHEREAS, the Township Committee duly adopted Resolution 2025-68, attached hereto and incorporated herein, which authorized the sum of \$225,000 for funding of the Improvements, Paving and ADA Compliance of the Finn Park Walking Trail Project (the "Project"); and

WHEREAS, the Township issued a bid for the Project, and six bid proposals were received by the Township on Thursday, October 9, 2025; and

WHEREAS, the proposals were all higher than the amount of funds previously allocated for the Project, and

WHEREAS, there is currently within the 2025 Open Space Trust Fund of the Township of Union, County of Hunterdon, State of New Jersey, at least \$80,000; and

WHEREAS, the Township Committee of the Township of Union has determined that it is in the best interest of the Township to complete the Project, and authorize the additional required appropriation in the amount of \$80,000.

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

1. There is hereby appropriated an additional sum of \$80,000 for the Improvements, Paving and ADA Compliance of the Finn Park Walking Trail Project.
2. Resolution 2025-68 is attached hereto and incorporated herein.
3. This Resolution shall take effect immediately.

End of Consent Agenda

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger	x		x			
Dr. DeGiralamo		x	x			

Motion Carried

g. **RESOLUTION #2025- removed from the consent agenda** : Resolution of the Township of Union, County of Hunterdon, State Of New Jersey, Authorizing Release of Certain Bonds and Escrow to Fallone Developers, LLC (FKA Fallone Group, LLC) In Connection with Development of the Property Located at Block 22.02 Lot 34 On Perryville Road

Atty. Sharpe gave a brief explanation of the resolution authorizing bonds release stating that there are a few outstanding items as per the Engineer's report. Those items are specified as conditions in the resolution. Bonds will not be released unless stated conditions are satisfied. Engineer explained the outstanding conditions in detail.

Mr. Scott expressed concerns from residents about water drainage following rain and higher than a standard high curbs in some areas of development.

Atty. Sharpe explained that if the developer submits a request to return bonds, the Township is obligated by law to do so within time period specified in MLUL (Municipal Land Use Law). The resolution must be adopted tonight regardless of its approval of denial. If denied detailed reasons must be provided.

After an extensive discussion Atty. Sharpe recommended to the Committee deny the request clearly stating reasons.

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Atty. Sharpe asked that the following motion be approved, and following language be a part of a resolution denying release. Mr. Scott articulated the motion:

To deny the release of the bonds to Fallone Group, LLC based upon perceived problem with the drainage of the road and water not reaching the catch basins and/or leaking from dry wells and/or an area behind the curve onto the road creating unsanitary and/or potentially safety hazard in the road.

Atty. Sharpe asked that after she reads the resolution by title Mr. Scott repeats and gives a number to each issue as they have to be incorporated in the resolution that was prepared for tonight's meeting:

**RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, DENYING THE REQUEST FROM FALLONE DEVELOPERS, LLC (FKA FALLONE GROUP, LLC) TO RELEASE BONDS AND ESCROW DUE TO DEFICIENCIES IN A BONDEED IMPROVEMENTS IN CONNECTION WITH DEVELOPMENT OF THE PROPERTY LOCATED AT BLOCK 22.02 LOT 34 ON PERRYVILLE ROAD.**

The deficiencies are as follows:

1. The trees and deer protection guards in the stormwater basin area must be staked into place to prevent deer from sliding the guards up the trunk and damaging or pushing the trees.
2. Dead trees at the 50 ft wide screen planting buffer area must be replaced. Specifically, two (2) IOP opaca, American Holly, two (2) white spruces, and one (1) JNV, juniperus virginiana. Additionally, five (5) VR, viburnum rhytidophyllum, were replaced and are in poor condition. If they die, they will also need to be replaced.
3. Multiple storm drainage inlets that require maintenance as identified and directed by the Township Engineer, including but not limited to, repointing and plaster, block work, new curb back pieces.
4. Perceived deficiencies to the drainage in three designated areas along the road and/or sippige of water ponding on the road from behind the curb line into drywells into the roadway creating hygiene and potential safety hazard.
5. Curb heights to the extent that driveway cuts exceed an acceptable engineering tolerance

**Resolution #2025-106**

**RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, DENYING RELEASE OF BONDS AND ESCROW TO FALLONE DEVELOPERS, LLC (FKA FALLONE GROUP, LLC) IN CONNECTION WITH DEVELOPMENT OF THE PROPERTY LOCATED AT BLOCK 22.02 LOT 34 ON PERRYVILLE ROAD**

**WHEREAS**, on December 19, 2019, Fallone Developers, LLC (fka Fallone Group, LLC) ("Developer") was granted amended preliminary and final major subdivision and preliminary and final major site plan approval for the property located on Perryville Road, and designated as Block 22.02 Lot 34 on the Official Township of Union Tax Map, as memorialized by Resolution No. PB 2018-08 of the Planning Board of the Township of Union on January 9, 2020; and

**WHEREAS**, the Township and the Developer subsequently entered into a Developer's Agreement dated March 17, 2021; and

**WHEREAS**, as a condition of the approvals and the Developer's Agreement, the Developer posted a 10% cash performance bond in the amount of \$127,040.81, a 90% surety bond in the amount of \$1,270,408.08, and 5% inspection escrow in the amount of \$81,224.46; and

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**WHEREAS**, per correspondence received by the Township Clerk on November 5, 2021, the Developer requested that the bonds be reduced by 30% of the full performance guarantee amount; and

**WHEREAS**, per the recommendation of the Township Engineer, on January 19, 2022, the Township Committee adopted Resolution 2022-33 reducing the cash bond to \$39,065.70 and the surety bond to \$351,591.30, to be “retained until all bonded items have been completed, found by the Township Engineer to be satisfactory, and approved by the Township, and the appropriate maintenance guarantees have been posted” and

**WHEREAS**, on or about September 6, 2024, the Township Engineer forwarded a Punchlist Report to Developer detailing bonded improvements that remained incomplete; and

**WHEREAS**, per correspondence received by the Township Clerk on or about August 4, 2025, Developer advised that the Punchlist Report items were complete and requested release of bonds held by the Township; and

**WHEREAS**, the Township Engineer and Developer subsequently communicated regarding outstanding landscaping and inlet improvements that remained incomplete; and

**WHEREAS**, in September 2025, the Township Clerk received a letter dated September 22, 2025 from the Developer advising that the outstanding items were completed and requesting release of the bonds; and

**WHEREAS**, on October 9, 2025, the Township Engineer forwarded a final inspection report to Developer indicating that while the majority of improvements have been completed, a number of bonded improvements still need to be completed; and

**WHEREAS**, the Township Committee is aware of additional concerns from residents regarding curb heights and evidence of water ponding in front of certain driveways; and

**WHEREAS**, the Township Engineer and Township Attorney do not recommend release of the bonds and escrow until the drainage issues and other remaining bonded improvements are fully resolved to the Township’s satisfaction.

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

1. Based on the determination of the Township Engineer and review of this matter by the Township Attorney, the developer’s bonds and escrow account balance shall not be released unless and until the following bonded improvements are fully completed and resolved to the Township’s satisfaction:
  - a. The trees and deer protection guards at the stormwater basin area. These must be staked into place to prevent deer from sliding the guards up the trunk and damaging or pushing the trees.
  - b. Dead trees at the 50 ft wide screen planting buffer area must be replaced. Specifically, two (2) IOP opaca, American Holly, two (2) white spruces, and one (1) JNV, juniperus virginiana. Additionally, five (5) VR, viburnum rhytidophyllum, were replaced and are in poor condition. If they die, they will also need to be replaced.
  - c. Multiple storm drainage inlets that require maintenance as identified and directed by the Township Engineer, including but not limited to, repointing and plaster, block work, new curb back pieces.
  - d. Identify and address improper drainage of water that is not reaching catch basins and/or leaking from drywells and/or from area behind curbs leading to potential sanitary and/or safety hazards in the road.
  - e. Address curb heights to the extent that driveway cuts exceed an acceptable engineering tolerance.
2. This Resolution shall take effect immediately.

\_\_\_\_\_  
Ella Ruta, Township Clerk

\_\_\_\_\_  
David DeGiralamo, Mayor

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney	x		x			
Mr. Wunder		x	x			
Mr. Stiger			x			
Dr. DeGiralamo			x			

Motion Carried

a. **Payment of Bills**

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott		x	x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger	x		x			
Dr. DeGiralamo			x			

Motion Carried

b. **Discussion** – 2025 Best Practices Inventory

CFO Brennan stated that copy of the document was provided to each Committee member by the Clerk for review. As every year she said our score was over 40 points, which means that the Township will receive 100% of the State Aid.

c. **Discussion** – Ordinance for Reimbursement for Fire Services

Mr. Scott said that he circulated a draft ordinance of fees for emergency services reimbursement provided when responding to accidents on I-78. If adopted PVFC and Pattenburg Rescue Squad and our mutual aid companies would be able to bill insurance companies for their services. Currently insurance companies are billed, but without a local ordinance it is difficult to recoup the money. Pattenburg Rescue Squad has several hundred thousand dollars in unpaid invoices.

Mrs. Cherney clarified that collecting authority would not be the Township, but an independent agency. Atty. Sharpe said that she will have an ordinance ready for introduction at the November meeting.

d. **Discussion and Approval** – Municipal Building Security Cameras System Updates

The Clerk said that a proposal of replacement/updates was provided to Committee members and explained that cameras that were installed many years ago are no longer working and are outlawed by FCC. Discussion ensued about the security camera for Official Election Ballot Box. Clerk Ruta stated that she will be contacting and asking Cooper Alarm System, the company that installed that camera, to come and determine if it is functioning. Mayor DeGiralamo asked that County Election Board be contacted tomorrow and made aware of the situation. The Clerk stated that because the original monitor is not working it is hard to determine if Election Box camera is definitely not working.

The following motion was introduced for adoption:

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To approve the appropriation of up to \$4,525.00 for the potential purchase of a new camera system at the municipal building.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney			x			
Mr. Wunder		x	x			
Mr. Stiger			x			
Dr. DeGiralamo	x		x			

Motion Carried

e. **Motion to Approve** – Request for Putting Barricades in the Brass Castle Neighborhood on Halloween

Mr. Stiger recommended that since safety issues arose last year the Committee asks either the State Police or HOA at Brass Castle how those issues are being addressed this year. Issues of past years were briefly discussed.

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney	x		x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo		x	x			

Motion Carried

At this time Atty. Sharpe asked that Resolution #2025-98 to Approve Change Order for Deer Hill Road, Fawn Way and Hilltop.

**RESOLUTION#2025-98**

**APPROVING CHANGE ORDER #1 – DEER HILL RD, HILLTOP CT, AND FAWN WAY ROAD RESURFACING PROJECT**

WHEREAS, by Resolution #2025-90, the Township Committee of the Township of Union awarded a contract for the Road Resurfacing Project for Deer Hill Road, Hilltop Court, and Fawn Way to Crossroads Paving from Newark, New Jersey, for the amount of \$382,039.00; and

WHEREAS funding for the project is provided though capital improvement funding from the Township; and

WHEREAS, the Township Engineer has requested the Committee’s approval of a change order to remove & replace depressed driveway curbing and reconstruct driveway aprons associated with the above project, as described as “Deer Hill Road & Hilltop Court Driveways” Email dated October 12, 2025; and

WHEREAS the work comprising Change Order #1 results in a \$39,000.00 increase; and

WHEREAS, in accordance with N.J.A.C. 5:30-11.3, the change order has not caused the originally awarded contract price to be exceeded by more than twenty percent (20%); and

WHEREAS a detail breakdown of the anticipated improvements are identified in the Change Order forms from Crossroads Paving dated October 10, 2025 annexed hereto; and

WHEREAS sufficient funds are available for this purpose as set forth Ordinance 2025-3,

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NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union that Change Order No. 1 is hereby approved.

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott	x		x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger		x	x			
Dr. DeGiralamo			x			

Motion Carried

The following resolution was added to the agenda order for approval:

**RESOLUTION # 2025-107**

**RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AWARDING A CONTRACT IN THE AMOUNT OF \$248,320.00 TO FISCHER CONTRACTING, INC. FOR THE WALKING TRAIL PAVING PROJECT FOR FINN ROAD PARK**

WHEREAS, the Township of Union advertised, and subsequently received bids for, the Walking Trail Paving Project for Finn Road Park (the “Project”) on Thursday, October 9, 2025, as outlined on the attached bid summary; and

WHEREAS, six bids were received as follows:

<u>Contractor</u>	<u>Base Bid</u>
Fischer Contracting, Inc.	\$248,320.00
ADS Contractors, LLC	\$268,505.01
Pave-Rite, Inc.	\$292,998.50
Diamond Construction	\$313,760.00
TC Landscape Construction Group	\$384,860.00
Reivax Contracting Corp.	\$435,260.00

; and

WHEREAS, the Township Engineer has reviewed the design of the project and found it to comply with applicable design and stormwater standards; and

WHEREAS, the Township Engineer has reviewed the submitted bids and determined that Fischer Contracting, Inc. has submitted the lowest bid in the amount of \$248,320.00 for the Project; and that the bid substantially complies with the submission requirements and

WHEREAS, the Township Attorney have reviewed the bid submitted by Fischer Contracting, Inc., and determined that it substantially complies with the requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., rendering Fischer Contracting, Inc., the lowest responsive, responsible bidder; and

WHEREAS, the Township’s Chief Financial Officer has certified that sufficient funds are available for the Project.

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

1. Township hereby awards a contract for the Walking Trail Paving Project for Finn Road Park to Fischer Contracting, Inc., 10 Short Hills Lane Scotch Plains, NJ 07076, in the amount of \$248,320.00, in accordance with their bid submitted on October 9, 2025.
2. The Contract is awarded as a unit-price bid contract, with final payment based on actual quantities installed at the unit prices bid, as outlined in the Plans and Specifications prepared by the Township Engineer.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott	x		x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo		x	x			

Motion Carried

**14. REPORTS**

- a. **Attorney’s Report** – provided updates about Kal Freight’s legal status and how its current status distinguished all the litigation involving the Township.  
Affordable Housing - will be filing a response with Fair Share Housing Center tomorrow that was approved by the Township’s Affordable Housing Sub-Committee.

**b. Mayor’s Report**

- Newsletter – working on next issue of the newsletter. Thanked everyone who contributes on regular basis, notably Kara Cherney, Eric Meisner, John Scott and Bob Clerico for providing road projects.
- Christmas Tree Lighting has been scheduled for Friday, December 12, 2025.
- Municipal Court Shared Services Contract – in the process of negotiating a new contract.
- JCP&L – asked Amy Overman to prepare a report comparing outages occurring this year versus last year. He also praised her professionalism and dedication.

**c. Committee Reports**

Mr. Wunder reported the following:

- Neighborhood Watch – no issues to report
- Presentation on mental health and suicide awareness that was given at the last meeting was very well received by residents. Mr. Wunder said he received comments thanking him for starting a public discussion on such important issues.

Mr. Scott reported the following:

- Polktown Road was cleaned up by DR&F.
- Finn Road Park – parking area and driveway has been regraded a couple of times. It looks good and should last for some time.
- Catch basins - repairs have been done to many of them around the Township by our Dept of Road & Facilities. Mr. Scott said the Department should be recognized for being attentive to local park and Township roads.

Mrs. Cherney reported the following:

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- Congratulated members of PVFC on being sworn as Fire Police today.
- Presented a concept of “Giving Tree” that is a pantry box placed under a tree in front of Municipal Building with non-perishable foods for the needy. She said that she will have the cost and other details available for the next meeting.

Mr. Stiger reported the following:

- Has been working with NJ Water Authority regarding issues and concerns on the property jointly owned by NJWA and the Township.
  - Shared Services Meeting – Karen DeMarco from HC Health Dept. spoke of Temporary Food Licensing being handled by the County rather than individual municipalities starting January 2026.
  - River Cross YMCA Director spoke of great programs they offer at different YMCA locations.
  - Vincent DiFazio Memorial at the entrance to baseball field at Finn Road Park has been spruced up by members of Bethlehem Presbyterian Church who has done it for many years. Extended thanks to all that volunteered this year.
  - Planning Board Chairman and Mr. Stiger will be meeting with representatives of a potential company that would like to move their headquarters to the property located on Frontage Road formerly owned by Kal Freight.
- d. **Finance Officer** – asked if the Committee is considering a volunteer appreciation dinner this year and if so, Mrs. Brennan proposed dates of December 3<sup>rd</sup> or 4<sup>th</sup>. Members of the Committee agreed. Mrs. Brennan said that local venues will be contacted for availability and pricing.

#### 15. PUBLIC COMMENTS – none

Michael Romanek, a resident, asked various questions and offered comments regarding Affordable Housing regulations, mandates and obligations that relate to the Township. Mayor DiGiralamo and Mr. Scott answered all questions posed by Mr. Romanek.

#### 16. EXECUTIVE SESSION

##### Resolution #2025-108

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by resolution;

NOW THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Union will convene in an Executive Session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to N.J.S.A. 10:4-12b. The general nature of the subject or subjects to be discussed in this session is as follows:

1. Personnel – Volunteer of the Year Discussion
2. Contract Negotiations – Attorney Client Privilege

The matters discussed in this session will be disclosed to the public when the need for confidentiality no longer exists.

Formal action may be taken following the conclusion of the Executive Session.

BE IT FURTHER RESOLVED by the Township Committee of the Township of Union assembled in public session on October 15, 2025, at 9:43 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for discussion of matters relating to the specific items designated above. Action may be taken.

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Atty. Sharpe stated that no action will be taken following the Executive Session.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney		x	x			
Mr. Wunder	x		x			
Mr. Stiger			x			
Dr. DeGiralamo			x			

Motion Carried

Motion to come out of Executive Session at 10:07 pm

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott			x			
Mrs. Cherney	x		x			
Mr. Wunder			x			
Mr. Stiger			x			
Dr. DeGiralamo		x	x			

Motion Carried

16. ADJOURNMENT

There being no further business to come before the Township Committee at this time, Mr. Wunder made a motion to adjourn the meeting at 10:20 p.m. Mrs. Cherney seconded the motion. Motion carried by unanimous favorable roll call vote.

Transcribed by: Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor