

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., Grace Brennan, CFO and Ella M. Ruta, Municipal Clerk.

5. APPROVAL OF PRIOR MEETING MINUTES

a. Regular and Executive Session Meeting Minutes of September 17, 2025

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

Motion Carried

b. Regular and Executive Session Meeting Minutes of October 15, 2025

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

c. Special Meeting Minutes of November 3, 2025

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

6. VISITORS – none scheduled

7. REPORTS RECEIVED

- a. State Police, Trooper DeLorenzis – presented a verbal monthly activity report in Union Township.
- b. Road Dept.- Week Ending; 10/24/25; 10/31/25
- c. Animal Control Officer – September & October 2025
- d. Municipal Court – not submitted
- e. Zoning Officer – not submitted
- f. Pattenburg Volunteer Fire Company – not submitted
- g. Environmental Commission – Mrs. Cherney said that the Committee is looking into recycling of sports equipment.
- h. Recreation Committee – provided a brief overview of submitted written report. Chairman Meisner asked the Committee’s approval to transfer \$13,000 to general trust/summer recreation budget line item prior to opening registration for summer camp.

Mrs. Cherney asked that the following motion be approved:

To transfer \$13,000 from the Recreation Committee budget to a separate trust fund to “seed” the Summer Camp

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

i. Engineer’s Report

- Wash Bay/Garage Roof Project – bids rejected at the Special Committee meeting for the combined project. As per the Committee’s authorization, a bid was issued for garage roof only. Submission deadline for garage roof is next Thursday.
- Baptist Church Road Project Sections 4 and 5 – provided progress on the construction. Hoping the project will be finished by the end of this month.
- MS – 4 Permit – all field work is done. Preparing required plans and mapping. On target to complete work by the end of the year as per new NJ DEP regulations.
- Finn Road Park Walking Trail Project – bid has been awarded. Pre-construction meeting has already taken place. The work started this week.
- Deer Hill Road Project – milling and resurfacing work is done. Road Foreman Fleming requested a price from the contractor to seal the edge of the curb which helps preserve and extend the life of the road.
- The Highlands Conformance Master Plan – UT Planning Board has scheduled a Public Hearing on the Master Plan updates and the Ordinance at tomorrow night’s meeting.
- Perryville Road Sections 4A and 4B Project – still in the process of closing the project with NJ DOT.
- Release of Bonds to Fallon Group, LLC – resolution approving the release is on tonight’s agenda.

8. CORRESPONDENCE/WRITTEN COMMUNICATIONS –

Mr. Scott expressed thanks to the County for removing an unsafe tree on Route 579. He said that the tree was removed within a week of reporting by a resident.

Circulated a sample resolution found on NJLM website regarding Affordable Housing on properties owned by religious or non-profit organizations. Mr. Scott said that it would be appropriate that the Committee to take a position on this matter and approve the following resolution:

TOWNSHIP OF UNION
COUNTY OF HUNTERDON

RESOLUTION 2025 - 110

A RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, OPPOSING S-4736

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the Fourth Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised 10–20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed-used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing, undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate, making it more challenging for municipalities to meet their Fourth Round Affordable Housing obligations; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the Committee urges the Legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well-thought-out master plan; and

BE IT FURTHER RESOLVED that a copy of this resolution is forwarded to the Senator Doug Steinhardt, Assemblymember John DiMaio, Assemblymember Erik Peterson, Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

This Resolution shall take effect immediately.

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

9. PUBLIC COMMENTS –

Eric Meisner, Recreation Committee Chair, asked if approval is needed for the Engineer to proceed with additional work at Finn Road Park. CFO Brennan answered “no” and provided explanation.

10. PUBLIC HEARING –

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

To open Public Hearing

Voice 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

To close Public Hearing

Voice 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

To Adopt

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

Motion Carried

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

To open Public Hearing

Voice 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

To close Public Hearing

Voice 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

To Adopt

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 **Denied**

11. UNFINISHED BUSINESS

12. NEW ORDINANCE – Introduction/1ST 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 12 day of November, 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 17th day of December, 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 # 2025-8

AN ORDINANCE OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMEND THE TOWNSHIP CODE TO ESTABLISH FEES AND BILLING/COLLECTION PROCESSES FOR EMERGENCY SERVICES COST RECOVERY

WHEREAS, there are a growing number of accidents and other incidents requiring an emergency response within the Township of Union; and

WHEREAS, these accidents and other incidents strain emergency response resources in the Township and significantly burden emergency service providers responding to the accidents; and

WHEREAS, the parties responsible for the accidents and incidents should be liable for these costs; and

WHEREAS, the Township Committee desires to amend the Township Code to establish fees and billing/collection processes for emergency services cost recovery.

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

SECTION 1. The Township of Union Code is hereby amended to establish a new chapter entitled “Reimbursement of Fire/EMS Agency Services” to read as follows:

§ _____. **Definitions.**

As used in this article, the following terms shall have the meanings indicated:

FIRE/EMS AGENCY

Pattenburg Volunteer Fire Company and Pattenburg Rescue Squad, together with any and all mutual-aid companies, departments or squads affiliated with and/or providing emergency services coverage for Pattenburg Volunteer Fire Company and/or Pattenburg Rescue Squad including but not limited to Quakertown Fire Company (Franklin Twpp. Fire District), High Bridge Fire Department, Clinton Fire Company, and South Branch Emergency Services.

PERSON

A natural person or persons, partnership, corporation, association, firm or other legal entity.

§ _____. **Authorization to recover costs and expenses.**

The Township of Union hereby authorizes the Fire/EMS Agency to recover all reasonable costs incurred for emergency response ambulance, rescue squad and/or firefighting materials or equipment used and expended; the costs of the use of fire truck, fire department support vehicles, fire engines, ambulances, rescue equipment, tenders, tankers and other support and special services vehicles; the costs of materials involved in any response by Fire/EMS Agency including but not limited to hazardous situation abatement materials involved in any fire, safety and/or rescue incident or operation; and hazardous abatement incidents, including vehicular accidents or fires.

§ _____. **Schedule of fees and costs.**

A minimum Preparedness, Mobilization and Response Fee in the amount of \$250 will be assessed for all incidents requiring dispatch and deployment of Fire/EMS Agency and assessed to each person for whom or for whose property such services were rendered and/or materials provided. Attached hereto, incorporated herein and made part hereof as Exhibit A is a Schedule of Fees and Costs which have been authorized by the governing body to be charged by the Fire/EMS Agency for responses within the Township of Union. These fees and costs may be charged and invoiced to any person or insurance carrier for whom or for whose property such services were rendered and/or materials provided.

The fees assessed under this Ordinance shall be waived for Union Township residents and/or residents of any jurisdiction providing financial assistance to Fire/EMS Agency via an actual financial contribution to Pattenburg Volunteer Fire Company and/or Pattenburg Rescue Squad to the extent any fee is not covered and reimbursed by an insurer and/or exceeds an insurance reimbursement.

§ _____. **Collection of costs; billing procedures.**

- A. When the Fire/EMS Agency determines it is in the best interest of that entity to establish a reimbursement mechanism to offset costs for the use of emergency fire and rescue equipment, the Fire/EMS Agency shall be permitted to establish an internal billing procedure to accomplish that goal. Said procedure may include the use of a third-party billing company to invoice and collect the costs incurred consistent with Exhibit A. The Township of Union shall not be involved in collection activity and/or invoicing and collection of services.
- B. Every person that is provided with emergency, rescue, fire and hazmat services shall be billed in accordance with this article.
- C. Any and all amounts collected as a result of this article shall be used exclusively for the replacement or maintenance of Fire/EMS Agency emergency services materials, equipment or recruitment and/or training of new members and/or members in good standing.
- D. These fees shall be billed to the insurance company of the party (whether person or utility) receiving emergency fire or rescue services. In the case of an uninsured party, the Fire/EMS Agency may bill the individual upon whom rescue service was rendered except as set forth herein. The Fire/EMS Agency shall submit an annual report to the Township Committee identifying the revenue generated under this ordinance no later than October 1, of the calendar year. The rates set herein shall be reviewed annually by the Township Committee and the Chiefs of the Fire/EMS Agency. The Township Committee, with input from the Chiefs, may thereafter recommend to the Township Council that the rate schedule be altered to reflect appropriate increases or decreases and said amendment of Schedule A shall be effected by resolution of the Township Committee. Fees may not be increased without permission of the Township Committee, nor may fees in excess of this ordinance be invoiced.
- E. The Fire/EMS Agency may, at its discretion, bill additionally for material and vehicle costs in the case of any major, extraordinary or unique incidents, including, but not limited to, hazardous material spills, fire emergency and rescue incidents that destroy or severely damage emergency services equipment.

- F. The charges are anticipated to be paid by the user's insurance company. In the instance where the Fire/EMS Agency receives notification from the insurance carrier that it will not honor the invoice, the Fire/EMS Agency is authorized to invoice the person(s) receiving services directly and take any legal action necessary to collect the fee(s), including negotiating a settlement and/or pursuing legal collection. In the event an insurer declines payment or fails to make payment, Fire/EMS Agency must first obtain permission from the Township Committee for the Township of Union before commencing any collection action against any resident of the Township of Union and/or any resident of any jurisdiction providing financial assistance to Fire/EMS Agency via an actual financial contribution to Pattenburg Volunteer Fire Company and/or Pattenburg Rescue Squad.
- G. The Fire/EMS Agency may, at its discretion, decline to pursue reimbursement from residents within jurisdictions providing financial assistance to the Fire/EMS Agency using taxpayer funds and/or write off any uncollected fee amounts as a bad debt, without prejudice to the responsible party. As set forth above, the fees assessed under this Ordinance shall be waived for Union Township residents and/or residents of any jurisdiction providing financial assistance to Fire/EMS Agency via an actual financial contribution to Pattenburg Volunteer Fire Company and/or Pattenburg Rescue Squad to the extent any fee is not covered and reimbursed by an insurer and/or exceeds an insurance reimbursement.
- H. Should the Fire/EMS Agency determine that an insurance carrier has remitted the fee to the responsible party involved and that the party has failed to remit the fee, the Fire/EMS Agency is authorized to pursue all legal means and appropriate action to collect the amount from the person or entity receiving said funds from the insurer. This section shall not preclude seeking reimbursement to the extent any resident receives reimbursement from the insurer and fails to remit or otherwise turnover to Fire/EMS Agency all monies received from any insurer, In such circumstances, any and all fees including those in excess of the reimbursed amount shall be billable and shall be recoverable from person/resident.

§ _____. **Interest and administration fees.**

In addition to the aforementioned fees and costs, the Fire/EMS Agency is authorized to collect reasonable interest and actual fees incurred for collection said any fees and costs allowed under this Ordinance.

§ _____. **Construal of provisions.**

Nothing in this article shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this article.

EXHIBIT A/SCHEDULE A

Township of Union Billing List for Fire/EMS Agency

Fire Squad or Engine: \$350 per hour
Aerial/ladder: \$400 per hour

Rescue: \$400 per hour
 Brush/utility/support/special services: \$200 per hour
 Tender: \$300 per hour
 Equipment/Service
 SCBA \$50 Each
 Hose (per 50 feet) \$25
 Gas/CO Detector/Heat Gun/IR-TIC Camera \$65 per use
 Extinguisher (any class) \$75 per use
 Fire Police services \$50 per hour/per person
 Hand tools \$15 each (e.g. brooms, shovels and the like)
 Hydraulic rescue tools \$200 each
 Scene lighting \$75 per hour
 Oil booms \$20 each
 Oil-absorbent sheets \$2.50 each
 Oil dry \$35 per bucket
 Portable pumps \$30 per hour
 Power tools \$50 each (e.g. sawzall, chain saw, windshield saw, and the like)
 Salvage covers \$35 each
 Flares \$8 each
 Ventilation fans \$50 each
 Foam \$65 per gallon
 Cribbing
 Passenger(sedans) \$100 each
 SUV/Class B \$200 each
 Trucks-Class A \$500 each
 Stabilization struts \$50 per use
 Latex gloves \$2 per pair
 Ladders \$35 per use
 Generator \$50 per hour
 Hand lights \$5 per use
 Portable pond \$150 per use
 Fire line tape \$0.25 per foot
 Firefighter \$50 per hour
 Other material and equipment Replacement cost

MITIGATION RATES BASED ON PER HOUR

The mitigation rates below are average “billing levels”, and are typical for the incident responses listed; however, when a claim is submitted, it may be itemized and based on the actual services provided.

These rates are based on actual costs using amortized schedules for apparatus (including useful life, equipment, repairs, and maintenance). Labor rates include an average department’s actual burdened labor costs and not just a firefighter’s wage. These include wages, retirement, benefits, workers comp, etc.

MOTOR VEHICLE INCIDENTS-FIRE

Level 1 - \$602.00

Provide hazardous materials assessment and scene stabilization. This will be the most common “billing level”. This occurs almost every time the Fire/EMS Agency responds to an accident/incident.

Level 2 - \$687.00

Includes Level 1 services as well as clean up and material used (sorbents) for hazardous fluid clean up and disposal. We will bill at this level if the Fire/EMS Agency has to clean up any gasoline or other automotive fluids that are spilled as a result of the accident/incident.

Level 3 - CAR FIRE - \$838.00

Provide scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, and clean up gasoline or other automotive fluids that are spilled as a result of the accident/incident.

ADD-ON SERVICES:

Extrication - \$1,811.00

Includes heavy rescue tools, ropes, airbags, cribbing etc. This charge will be added if the Fire/EMS Agency has to free/remove anyone from the vehicle(s) using any equipment. We will not bill at this level if the patient is simply unconscious and Fire/EMS Agency is able to open the door to access the patient. This level is to be billed only if equipment is deployed.

Creating a Landing Zone - \$553.00

Includes Air Care (multi-engine company response, mutual aid, helicopter). We will bill at this level any time a helicopter landing zone is created and/or is utilized to transport the patient(s).

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates, for each incident using, itemized rates deemed usual, customary and reasonable (UCR).

These incidents will be billed, itemized per apparatus, per personnel, plus products and equipment used.

HAZMAT-WHEN NOT PERFORMED BY COUNTY HAZMAT TEAM

Level 1 - \$972.00

Basic Response To assist Hunterdon County HAZMAT as needed: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, set-up and command.

Level 2 - \$3,473.00

Intermediate Response: Claim will include engine response, first responder assignment, and appropriate equipment, perimeter establishment, evacuations, set-up and command, breathing air and detection equipment. Assisting set-up and removal of decon center.

Level 3 - \$8,199.00

Advanced Response: Claim will include engine response, first responder assignment, and appropriate equipment, perimeter establishment, evacuations, first responder set-up and command, breathing air and detection equipment and robot deployment. Assisting set-up and removal of decon center, detection equipment, Includes three hours of on scene time - each additional hour @ \$554 per unit/squad/engine tender and \$693 per tenderam.

FIRES

Assignment - \$554 per hour, per fire squad/engine and \$693 per hour, per truck

Includes:

- Scene Safety
- Investigation
- Fire/Hazard Control

This will be the most common "billing level". This occurs almost every time the Fire/EMS Agency responds to an incident.

OPTIONAL: A Fire/EMS Agency has the option to bill each fire as an independent event with custom mitigation rates.

Itemized, per person, at various pay levels and for itemized products use.

ILLEGAL FIRES

Assignment - \$554.00 per hour per squad/engine and \$693.00 per hour, per truck

When a fire is started by any person or persons that requires a Fire/EMS Agency response during a time or season when fires are regulated or controlled by local or state rules, provisions or ordinances because of pollution or fire danger concerns, such person or persons will be liable for the Fire/EMS Agency response at a cost not to exceed the actual expenses incurred by the Fire/EMS Agency to respond and contain the fire.

Similarly, if a fire is started where permits are required for such a fire and the permit was not obtained and the Fire/EMS Agency is required to respond to contain the fire the responsible party will be liable for the response at a cost not to exceed the actual expenses incurred by the Fire/EMS Agency. The actual expenses will include direct labor, equipment costs and any other costs that can be reasonably allocated to the cost of the response.

WATER INCIDENTS

Level 1

Basic Response: Claim will include engine response, first responder assignment, perimeter establishment, evacuations, first responder set-up and command, scene safety and investigation (including possible patient contact, hazard control). This will be the most common "billing level". This occurs almost every time the Fire/EMS Agency responds to a water incident.

Billed at \$554 plus \$68 per hour, per rescue person.

Billed at \$----- per boat/vessel deployment (Need High Bridge input on deployment)

Level 2

Intermediate Response: Includes Level 1 services as well as clean up and material used (sorbents), minor hazardous clean up and disposal. We will bill at this level if the Fire/EMS Agency has to clean up small amounts of gasoline or other fluids that are spilled as a result of the incident.

Billed at \$1,110 plus \$68 per hour, per rescue person.

Level 3

Advanced Response: Includes Level 1 and Level 2 services as well as D.A.R.T. (Drowning Accident Response Team) activation, donning breathing apparatus and detection equipment. Set up and removal of decon center, detection equipment, recovery and identification of material. Disposal and environment clean up. Includes above in addition to any disposal rates of material and contaminated equipment and material used at scene.

Billed at \$2,747 plus \$68 per hour per rescue person

Level 4

Itemized Response: You have the option to bill each incident as an independent event with custom mitigation rates for each incident using itemized rates deemed usual, customary and reasonable (UCR).

These incidents will be billed, itemized, per trained rescue person, plus rescue products used.

BACK COUNTRY OR SPECIAL RESCUE

Itemized Response: Each incident will be billed with custom mitigation rates deemed usual, customary and reasonable (UCR). These incidents will be billed, itemized per apparatus per hour, per trained rescue person per hour, plus rescue products used.

Minimum billed \$554 plus \$68 per hour, per rescue person. Additional rates of \$554 per hour per response vehicle and \$68 per hour per rescue person.

CHIEF RESPONSE

This includes the set-up of Command, and providing direction of the incident. This could include operations, safety, and administration of the incident.

Billed at \$347 per hour.

MISCELLANEOUS/ADDITIONAL TIME ON-SCENE

ADDITIONAL TIME ON-SCENE (for all levels of service)

Fire Squad/Engine billed at \$554 per hour.

Fire Truck billed at \$693 per hour.

Brush/utility/support/special services billed at \$200 per hour

Miscellaneous equipment will be billed at itemized actual costs .

The mitigation rates above are average “billing levels” for one hour of service, and are typical for the incident responses listed, however, when a claim is submitted, it may be itemized and based on the actual services provided These average mitigation rates were determined by itemizing costs for a typical run (from the time a fire apparatus leaves the station until it returns to the station) and are based on the actual costs, using amortized schedules for apparatus (including useful life, equipment, repairs, and maintenance) and labor rates (an average department’s “actual personnel expense” and not just a firefighter’s basic wage). The actual personnel expense includes costs such as wages, retirement, benefits, workers comp, insurance.

EMS SERVICES

BLS service billed at \$1,288.00 plus \$26 per mile (loaded)

ALS service billed at \$ (? Check with PVR/SB)

Hazard Mitigation billed at \$500.00

Advanced Extrication as per above

SECTION 2. If any section, paragraph, subsection, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

SECTION 3. All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

Ella Ruta, Township Clerk

David DeGiralamo, Mayor

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.

- a. **RESOLUTION #2025-111:** Chapter 159 – Hunterdon County Local Law Enforcement Grant

CHAPTER 159 RESOLUTION
STATE OF NEW JERSEY
2025 HUNTERDON COUNTY LOCAL LAW ENFORCEMENT GRANT

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 \$10,000, which is now available from Hunterdon County Local Law Enforcement Grant in the amount of \$10,000.

BE IT FURTHER RESOLVED that the like sum of \$10,000 is hereby appropriated under the caption Hunterdon County Local Law Enforcement Grant Other Expenses; and

BE IT FURTHER RESOLVED that the above is the result of funds from the Hunterdon County Law Enforcement Grant in the amount of \$10,000.

b. RESOLUTION #2025-112: Appropriation Transfer(s)

Resolution #2025 - 112

UNION TOWNSHIP, HUNTERDON COUNTY
APPROPRATION TRANSFER(S)

Be it resolved by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that there are insufficient funds to meet the demands necessary for the 2025 Appropriations in the following accounts:

Table with 4 columns: TO, Description, Code, Amount. Rows include Administration OE, Planning Board OE, Buildings & Grounds OE, Electricity, Street Lighting, and Total.

WHEREAS, the following account(s) have sufficient excess funds to meet such demands:

FROM:

Table with 4 columns: Description, Code, Amount, Total. Rows include Roads S & W, Roads OE, Engineering OE, and Total.

BE IT RESOLVED that in accordance with the provisions of R.S. 40A: 4-58 the Chief Financial Officer is hereby authorized to make the transfer(s) required to meet the obligations of Union Township.

- c. **RESOLUTION #2025-113:** Appropriating \$17,435 from the Open Space Trust of Union Township for Aerating and Seeding of all Fields at Finn Road Park

RESOLUTION 2025 - 113

A RESOLUTION APPROPRIATING \$17,435 FROM THE OPEN SPACE TRUST OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY FOR AERATING AND SEEDING OF ALL FIELDS AT FINN ROAD PARK

WHEREAS, the DRF Foreman and Recreation Chairman have deemed it necessary to aerate and seed all the playing surfaces at Finn Road Park, and

WHEREAS, Natural Green holds the Cooperative Contract, # ESCNJ 24/25-25 for this service, and

WHEREAS, there is currently within the 2025 Open Space Trust of the Township of Union, County of Hunterdon, State of New Jersey, at least \$17,435; and

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that there is hereby appropriated the sum of \$17,435 for aerating and seeding of playing surfaces Finn Road Park.

- d. **RESOLUTION #2025-114:** Tree Removal on Open Space Property Adjacent to Scheuing Property

RESOLUTION 2025 - 114

A RESOLUTION APPROPRIATING \$25,000 FROM THE OPEN SPACE TRUST OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY FOR TREE REMOVAL ON UNION TWP AND NJ WATER AUTHORITY PROPERTY BLOCK 1.08 LOT 16 AND AUTHORIZING TREE KING TO PROCEED WITH THE WORK

WHEREAS, there is the need to remove trees from Block 1.08 Lot 16, and

WHEREAS, there is in the open space trust fund of the Township of Union, funds available in the amount of \$25,000, and

WHEREAS, Tree King holds the Morris County Cooperative Contract, # 18 TREE REMOVAL for this service, and

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that there is hereby appropriated the sum of 25,000 for Tree removal at Block 1.08 Lot 16 and that Tree King is hereby authorized to do the work.

- e. **RESOLUTION #2025-115:** 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

Resolution #2025-115

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING 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 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

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 had been completed, a number of bonded improvements remained incomplete; and

WHEREAS, at a Township Committee meeting held on October 15, 2025, the Committee discussed additional concerns from residents regarding curb heights and evidence of water ponding in front of certain driveways, and adopted Resolution #2025-106, denying release of the bonds and escrow until such time as the bonded improvement are fully completed and resolved to the Township’s satisfaction; and

WHEREAS, the Township Engineer has met with the Developer and per correspondence dated November 3, 2025, does not object to the release of the bonds and escrow, except for \$1,000 in escrow to be remained for engineering/legal work required during the maintenance period, and conditioned upon submittal of a maintenance bond in the amount of \$158,801.01 for public improvements and landscaping, and \$36,270.00 for private stormwater management improvements; and

WHEREAS, the Township Attorney has reviewed the matter and finds the release acceptable from a legal perspective.

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

1. The cash bond in the amount of \$39,065.70, the surety bond in the amount of \$351,591.30, and the remaining escrow balance except for \$1,000 to be retained by the Township to cover the cost of any engineering/legal work conducted during the maintenance period, are hereby released conditioned upon Developer posting a two-year maintenance bond(s) in the amount of \$158,801.01 for public improvements and landscaping, and \$36,270.00 for private stormwater management improvements.
2. This Resolution shall take effect immediately.

End of Consent Agenda

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

f. **Payment of Bills**

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

g. **Discussion – Open Space Plan – Joint Grant Application**

Mr. Scott said that he forwarded an email to Committee members about grants available from the County and State for Open Space funds. Application for those grants would require time to identify and establish easements on properties connecting eastern and western border of the Township. If granted, a nice walking/running/biking trail going through the Township could be created. Following a brief discussion Mayor DeGiralamo asked Mr. Scott to contact the County for more information.

14. REPORTS

a. **Attorney’s Report** – Atty. Sharpe said that Barbara Thomas, Planning Board Secretary, had brought up an idea of considering a Land Use Ordinance allowing the Township to place a lien on properties whose owners escrow accounts are in arrears.

b. **Mayor’s Report**

- Wash Bay shared services – had a conversation with Mayor of one of the neighboring municipalities, but there was no interest due to issues such as potential liability. Still in discussion with another Mayor. Looking into outsourcing services.
- Newsletter – autumn issue is done. Thanked those who contributed to this issue.
- Christmas Tree Lighting has been scheduled for Friday, December 12, 2025, 5:30 PM to 7:30 PM.

- Spoke with Perryville Ridge Indian community about organizing a welcome festival to introduce non-Indian and Indian communities. Aiming for a Spring event.

c. Committee Reports

Mrs. Cherney reported the following:

- Commended Mr. Lordi, member of Regional High School Board, for abolishing parking fees for North Hunterdon Regional High School students. It was very well received.
- Book Bin – spoke with the representative from the company about moving the bin. She was told that if our Dept. of Road and Facilities cannot do it, they will.
- Expressed congratulations to Mr. Pellecchia on winning election as UT Committee member.
- Reminded the Committee to rsvp to the Clinton Fire Dept. banquet by December 1st.
- “Giving Tree” (box placed on the tree with non-perishable food) – picture of the design of the box was sent to the Committee. Estimated cost would be \$150.00. Michael Fariello would build it and volunteered to maintain it. Mrs. Cherney offered to ensure that it is always stocked.

Mr. Scott reported the following for Mr. Stiger:

- Reported data collected on Speed Study conducted on Gravel Hill Road and Main Street, Pattenburg. Provided recommendations for next year’s budget for road maintenance and repairs.

Mr. Scott reported the following:

- Proposed that RFP should be published for Animal Control Officer Services as well as Township Attorney.
- Recycling Center – due to coverage issue Mr. Scott will be helping at the center next Saturday.

Mr. Wunder reported the following:

- Congratulated Mr. Pellecchia on winning the election.

d. **Finance Officer** – personnel matters to be discussed in Executive Session.

15. PUBLIC COMMENTS – none

16. EXECUTIVE SESSION

Resolution #2025-116

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. Contract Negotiations – Attorney Client Privilege – Rolling Hills/PS Construction

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.

MINUTES OF REGULAR MEETING November 12, 2025

BE IT FURTHER RESOLVED by the Township Committee of the Township of Union assembled in public session on November 12, 2025, at 7:47 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, discussion of matters relating to the specific items designated above. Action may be taken.

Atty. Sharpe stated that as mentioned by Mrs. Brennan, resignation letters from Barbara Thomas and Atty. Sharpe will also be discussed.

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

Motion to come out of Executive Session at 8:34 pm

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

Motion Carried

Atty. Sharpe requested that the following resolution be adopted:

RESOLUTION #2025-117

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP TO ISSUE TO STOP WORK ORDER FOR THE ROLLING HILLS CONSTRUCTION PROJECT AT BLOCK 22, LOT 27, LOCATED AT 22 RACE STREET

WHEREAS, the Township of Union and P.S. Construction, Inc. (“P.S. Construction”) previously entered into a Developer’s Agreement dated January 2, 2014 (the “Original Agreement”), as amended by that certain First Amendment to Developer’s Agreement dated May 15, 2024 (the “First Amendment,” and, together with the Original Agreement (the “Developer’s Agreement”), for the 16-lot residential subdivision project known as Rolling Hill Estates (the “Project”) to be located at Block 22, Lot 27, 22 Race Street, Union Township, New Jersey (the “Property”); an

WHEREAS, in 2024, RDG at Hunterdon Hills, LLC (“RDG”) purchased ten (10) lots within the Project that remained undeveloped; and

WHEREAS, in 2025, NVR, Inc. T/Z Ryan Homes (“Ryan Homes”) acquired title to the following remaining eight (8) undeveloped lots within the Project:

<u>Address</u>	<u>Block/Lot</u>	<u>Effective date of Deed</u>
3 Glacier Way	B 22 L 27.20	June 27, 2025
4 Glacier Way	B 22 L 27.08	June 27, 2025
5 Glacier Way	B 22 L 27.18	June 23, 2025

MINUTES OF REGULAR MEETING November 12, 2025

7 Glacier Way	B 22 L 27.18	July 11, 2025
8 Glacier Way	B 22 L 27.08	June 27, 2025
14 Glacier Way	B 22 L 27.11	July 18, 2025
16 Glacier Way	B 22 L 27.12	July 3, 2025
20 Glacier Way	B 22 L 27.14	July 3, 2025

WHEREAS, pursuant to the Municipal Land Use Law, and the Developer's Agreement, upon transfer of title all rights and obligations under the Developer's Agreement became that of Ryan Homes, and

WHEREAS, Ryan Homes is responsible for completing the Project; and

WHEREAS, pursuant to the paragraph 4 of the Original Agreement, in the case of default by a developer the Township is authorized to issue a stop-work order for all construction for which construction permits have been issued and/or on any certificate of occupancy for a building that has been constructed, until such default is cured by the developer; and

WHEREAS, Ryan Homes has to date: (1) continued to obstruct fire suppression water tanks with construction debris and vehicles, preventing access to same by the Township Fire Department and Fire Chief, creating a health and safety issue for residents in the Rolling Hills Development; (2) failed to replace bonds posted P.S. Construction, to ensure completion of Ryan Homes' obligations under the Developer's Agreement; (3) failed to entered into a developer's assignment agreement with the Township acknowledging Ryan Homes' obligation to complete the Project; and (4) failed to replenish inspection escrow, which remains in negative balance; and

WHEREAS, due to all the reasons set forth in this resolution, the Township Committee hereby declares that Ryan Homes is in default under the Developer's Agreement and authorizes the issuance of a stop-work order until Ryan Homes resolves all outstanding issues; and

WHEREAS, the Township Committee authorizes the Mayor and Conflict Engineer to reinstate the project without further action by the Committee if all deficiencies are resolved to the satisfaction of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Olive, in the County of Morris and State of New Jersey, as follows:

1. The Township hereby declares Ryan Homes to be in default of the Developer's Agreement.
2. The Township, through its Conflict Engineer assigned to this Project, is hereby authorized to issue a stop-work order pursuant to paragraphs 4, 16, and 23 of the Developer's Agreement to Ryan Homes for the Rolling Hills construction project at Block 22, Lot 27, located at 22 Race Street based on the following deficiencies:
 - a. Continued obstruction of fire suppression water tanks by construction debris and vehicles, preventing access to same by the Township Fire Department and Fire Chief, creating a health and safety issue to residents of the Rolling Hills development.
 - b. Failure of Ryan Homes to replace bonds posted by P.S. Construction, to ensure completion of Ryan Homes' obligations under the Developer's Agreement.
 - c. Failure of Ryan Homes to enter into a developer's assignment agreement with the Township, as the owner of above properties as stated in this resolution.
 - d. Failure to replenish escrow as required by the Developer's Agreement as of the date of this resolution.
3. The Order shall remain in full force and effect until all default issues at set forth in this resolution have been resolved to the satisfaction of the Township.
4. The Mayor and Conflict Engineer are hereby authorized to reinstate construction on the Project once all issues are resolved to the satisfaction of the Township without further action by the Committee.

- 5. The Clerk shall forward a copy of this resolution to P.S. Construction, RDG at Hunterdon Hills, LLC, Ryan Homes, and the Department of Community Affairs for their information and guidance.

This Resolution shall be effective immediately.

Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor

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

At this time Mayor DeGiralamo said that he would like to return to Executive Session to discuss contract negotiations as stated in the resolution below:

Resolution #2025-118

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. Contract Negotiations - Atty. Client Privilege – SGS Perryville

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 November 12, 2025, at 8:37 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above. Action may be taken.

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 9:04 pm

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Scott	x		x			

MINUTES OF REGULAR MEETING November 12, 2025

Mrs. Cherney		X	X			
Mr. Wunder			X			
Mr. Stiger						X
Dr. DeGiralamo			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 9:04 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