

1. CALL TO ORDER

Mayor DeGiralamo asked Mr. Stiger to preside over his last meeting as he is retiring from public service.

- 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 November 12, 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. Special Virtual Meeting Minutes of December 1, 2025

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

Motion Carried

6. VISITORS – none scheduled

7. REPORTS RECEIVED

- a. State Police, Trooper DeLorenzis – not present at the meeting. Mr. Stiger said that Commissioner Kuhl mentioned that accidents are now being reported digitally by Police, giving easier access to the public.
- b. Road Dept.- Week Ending; 11/07/25; 11/14/25; 11/21/25; 11/26/25; 12/05/25
- c. Animal Control Officer – November 2025
- d. Municipal Court – not submitted
- e. Zoning Officer – November 2025

- f. Pattenburg Volunteer Fire Company – not submitted
 - g. Recreation Committee – Detailed written report was submitted.
 - h. Environmental Commission
 - i. Engineer's Report
-
- Garage Roof Project – resolution approving the contract is on tonight's agenda. Scheduling of the project will be discussed with the contractor.
 - Baptist Church Road Project Sections 4 and 5 – provided an update on progress of construction.
 - MS – 4 Permit – all field work is done. Working on the last element which is the Watershed Improvement Plan. Deadline for submission is the end of this year.
 - Finn Road Park Walking Trail Project – provided an update and said that some elements of construction will be completed next year due to weather conditions.
 - Conformance to the Regional Highlands Master Plan – second and final reading of the Ordinance approving conformance is scheduled for tonight.
 - Main Street, Jutland Section 1– Application for 2026 NJ DOT grant was approved.

At this time Recreation Committee Chairman provided a verbal report.

8. CORRESPONDENCE/WRITTEN COMMUNICATIONS –

Mr. Scott said that a resident pointed out that two large trees on Perryville Road should be removed. DR&F Foreman Fleming will be arranging for removal.

Mayor DeGiralamo, on behalf of the Committee, thanked Mr. Stiger for his 23-years of service as Committee member. The Mayor read the following Proclamation and presented Mr. Stiger with a commemorative award. Mr. Stiger thanked him for kind words and recounted a quote from his friend as he was retiring, "I will miss the locker room, but I will not miss the game" and added that is how he is feeling right now.

PROCLAMATION

Whereas, Page Stiger, of Finn Road, has been a fixture of our Union Township community and leadership corps for as long as most of us can remember and has the considerable foresight to recognize the importance and significance of such selfless community service,

Whereas, Page is a Citadel man, an Army man and, most important, a Sandy man. It is she, his "bride", who gives his life additional meaning and foundation. And whereas, Page is the father of three daughters – Michele, Laurie and Christine, with Christine having passed early in life to a neurodegenerative disorder and his two living daughters spending their lives appreciating his devotion, his support and his wit and occasional forehead-slapping "dad jokes".

Whereas, Page's five-decade career has ranged the gamut, from computer sales to multinational lending to private banking and to human resources, in which he invested heartily in human capital and helped to cultivate the personal growth of those around him.

Whereas, Page has spent much of his last two decades in community service, through his involvement with 4-H, on the vestry at St. John's on the Mountain, on the township's School Board, and, since 2018, on the Township Committee and Environmental Commission.

Whereas, this Committee is honored to have him make the motion to approve the Highlands plan for our Township's planning zone, an effort that is aimed at providing additional protection toward preserving the rural and aesthetic landscape of our community, an ever-important inspiration to him.

Whereas, this Committee will miss his steadfast stewardship, his analytical skills and his reliable ability to play well in the sandbox with others. And whereas, the mayor, in particular, will miss his mentorship and older-brother spirit, his commitment to the Township's new and exciting direction and even the periodic scent of Tucker, his black lab, on his khakis while sitting at the dais.

Whereas, our entire Union Township community is grateful to him for his efforts and accomplishments,

Now therefore be it resolved, this Seventeenth day of December in the year 2025, by Mayor David M. DeGiralamo and the entire Township Committee of Union Township, Hunterdon County, New Jersey that we provide acknowledgment and recognition of the remarkable, selfless voluntarism and community service of this first-rate man.

David M. DeGiralamo, MD DMD
Mayor
Union Township, Hunterdon County

9. PUBLIC COMMENTS –

Karen Wisnosky, Debbie Hirt and Eric Meisner, Township residents, expressed their disappointment about the Committee's lack of mention or recognition of retiring CFO Brennan after over 20 years of service.

Mayor DeGiralamo responded that just because Mrs. Brennan did not get a plaque the Committee does not appreciate her service.

Richard Lordi, a resident and former member of the Committee, in a humorous way commented on many current and past issues happening in the Township. He also, in a serious way, recognized and appreciated many years of Mr. Stiger's and Mrs. Brennan's service to the Township.

Mr. Ford, a resident and Chair of the Planning Board/Board of Adjustment, expressed kind words of thanks to Mr. Stiger and spoke about his experience working with Mrs. Brennan. He said she had always conducted herself in a professional manner.

Kory Fleming, Ella Ruta, Township employees, expressed their appreciation for great working relationships, friendship and helping each other throughout the years.

Grace's niece read a gratitude and thank you letter to her aunt.

After everyone's thanks and good wishes Mayor DeGiralamo admitted that all of the above was a set up to surprise Mrs. Brennan. He expressed deepest thanks and appreciation for her services and said that her concern and contribution to this township will be long remembered. Each Committee member individually offered their thanks and gratitude.

Mayor DeGiralamo presented Mrs. Brennan with the following Proclamation and a Plaque commemorating her service:

PROCLAMATION

Whereas, Grace Brennan, of Country Acres Drive, has been a mainly behind-the-scenes fixture of our Union Township community and leadership corps for as long as most of us can remember and has the considerable foresight to recognize the importance and significance of what excellence in the workplace can do for her Township and her fellow residents,

Whereas, Grace is a card-carrying Jersey girl, reared in Warren Township, proudly trained in the public school system, in accounting, in finance and municipality life.

Whereas, Grace is, first and foremost, the proud matriarch of the DiFazio/Brennan clan, married to husband Tom for 33 years and the mother of two children – Amanda and Bobby. And whereas Country Acres was a dream residence for her family – for its aesthetic, its proximity to her siblings, for its schools and for its sense of small-town community.

Whereas, Grace replaced the Township’s CFO in 2003 and has managed the Township’s books through good times and bad, through good Committees and less good ones.

Whereas, Grace is the rightful, but frequently unheralded, queen of the municipal budget, her favorite annual puzzle, sometimes turning fiscal lemons into lemonade, and keeping municipality tax increases to a minimum, all the while ensuring that services to our Township remain optimal and the right people are in place to keep it all going.

Whereas, Grace, while getting paid to be our CFO, has been unpaid for her tireless work as the municipality’s unofficial den mother, establishing and fostering an environment of cohesion and camaraderie among her peers and her wide-reaching team.

Whereas, this Committee accepts, but doesn’t like, the fact that Grace’s distinguished career will be coming to a close. Its Committee members will miss her energy, her wisdom and her creativity, as a leader, a fighter and a friend to all.

Now therefore be it resolved, this Seventeenth day of December in the year 2025, by Mayor David M. DeGiralamo and the entire Township Committee of Union Township, Hunterdon County, New Jersey that we provide acknowledgment and recognition of the remarkable career and service of this irreplaceable woman, our amazing Grace.

David M. DeGiralamo, MD DMD
Mayor
Union Township, Hunterdon County

At this time Mrs. Brennan’s other family members joined the meeting. Her sister Teresa and niece Diane, husband Tom, daughter Amanda and her husband Chris and last, but not least son Bobby. They offered individual congratulations on her retirement.

Continuing with Public Comments, Karen Wisnosky, a resident, asked about cracks on recently repaved Deerfield Lane. Atty. Sharpe said that she is working with insurance company to recover maintenance bond since the contractor went out of business.

10. PUBLIC HEARING –

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

To open Public Hearing

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

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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			
Mrs. Cherney		x	x			
Mr. Wunder	x		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 Carried

Ordinance No. 2025-9

**AN ORDINANCE TITLED “ORDINANCE FOR HIGHLANDS COUNCIL REGIONAL MASTER PLAN CONFORMANCE”
SUPPLEMENTING THE TOWNSHIP LAND USE ORDINANCES TO EFFECTUATE THE POLICIES, GOALS AND OBJECTIVES OF THE TOWNSHIP HIGHLANDS MASTER PLAN ELEMENT**

To open Public Hearing

Voice 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

To close 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

Mr. Stiger gave a brief overview of the 10-year process to conform to the Highlands Regional Master Plan. He said that the Committee member then, with its wisdom at the time, felt that they were giving up too much control of future developments in the Township. He expressed his thanks to Mr. Ford, Pl. Bd./Bd. of Adjustment Chair and Committeeman Scott for their involvement and effort to take this process to the finish line.

To Adopt

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

11. UNFINISHED BUSINESS

12. NEW ORDINANCE – Introduction/1ST Reading

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 #2025-119:** Acknowledgement of Vacation Pay for Grace Brennan, CFO/Personnel Administrator

RESOLUTION 2025 - 119

ACKNOWLEDGEMENT OF VACATION PAY FOR GRACE BRENNAN, CFO/PERSONNEL ADMINISTRATOR

WHEREAS, Grace Brennan is retiring effective December 31, 2025, and

WHEREAS, Ms. Brennan has completed 23 years of service with the Township of Union, and

WHEREAS, Ms. Brennan has accumulated unused vacation in the amount of 35.75 hours,

NOW THEREFORE BE IT RESOLVED that the Township Committee hereby authorizes the payment of \$3,277.56 to Ms. Grace Brennan for accumulated unused vacation pay.

- b. **RESOLUTION #2025-120:** Refunding Overpayment of 2025 Property Taxes 19/11.05

RESOLUTION #2025-120

TOWNSHIP OF UNION, HUNTERDON COUNTY RESOLUTION TO REFUND OVER PAYMENT OF 2025 TAXES

WHEREAS, the Tax Collector received an over-payment for the 2025 property taxes on Block 19, Lot 11.05 (1 Lisa Lane); and

WHEREAS, a request has been received to refund the overpayment in the amount of \$2,885.40,

NOW, THEREFORE, BE IT RESOLVED, on the 17th day of December, 2025 by the Township Committee of the Township of Union, Hunterdon County, State of New Jersey, as follows:

1. The Tax Collector should refund the amount of \$2,885.40
2. The CFO shall refund \$2,885.40 to Christopher & Laurie Winans, 200 Natalie Dr., Phillipsburg, NJ 08865

3. This Resolution shall take effect immediately upon adoption.

- c. **RESOLUTION #2025-121:** Authorizing Release of a Maintenance Bond to V.A. Spatz & Sons Construction Inc. in Connection with the Property Located at 35 Frontage Road (Block 22.02, Lot 5)

Resolution #2025-121

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING RELEASE OF A MAINTENANCE BOND TO V.A. SPATZ & SONS CONSTRUCTION INC. IN CONNECTION WITH THE PROPERTY LOCATED AT 35 FRONTAGE ROAD (BLOCK 22.02 , LOT 5)

WHEREAS, per correspondence dated April 29, 2025, V.A. Spatz & Sons Construction, Inc. (“Developer”) requested release of a two-year maintenance bond in the amount of \$43,822.35 posted in connection with development at 35 Frontage Road, designated as Block 22.02, Lot 5 on the Official Tax Map of the Township of Union; and

WHEREAS, per correspondence dated November 21, 2025, the Township Engineers have advised that they have conducted multiple inspections of the site and have no objection to releasing the maintenance bond.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the maintenance bond posted by Developer in the amount of \$43,822.35 shall be released.

This Resolution shall take effect immediately.

- d. **RESOLUTION #2025-122:** Approving 2026 Agreement for Municipal Advisor and Continuing Disclosure Services

RESOLUTION #2025-122

AGREEMENT for Municipal Advisor and Continuing Disclosure Services

THIS AGREEMENT (the “Agreement”), made and entered into on January 1, 2026, by and between Union Township, 140 Perryville Road, Hampton, NJ 08827-9717 (the “Client”), and Phoenix Advisors, a division of First Security Municipal Advisors, Inc., 2000 Waterview Drive - Suite 101, Hamilton, NJ 08691 (“Phoenix Advisors”),

WITNESSETH:

WHEREAS Phoenix Advisors has expertise across a variety of disciplines, including but not limited to municipal advisor services, continuing disclosure, rating agency surveillance, project finance, debt management and budget/financial consulting, and being duly registered as a Municipal Advisor with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), is qualified to perform such professional services;

WHEREAS the Client desires to engage Phoenix Advisors, or its successors or assigns, to perform the professional services set forth in the exhibits hereto; and

WHEREAS the terms and conditions under which Phoenix Advisors will provide such services to the Client are set forth herein;

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NOW, THEREFORE, THE PARTIES HERETO, IN CONSIDERATION OF MUTUAL COVENANTS HEREIN CONTAINED AND OTHER GOOD AND VALUABLE CONSIDERATION, EACH INTENDING TO BE LEGALLY BOUND, HEREBY AGREE AS FOLLOWS:

General. Phoenix Advisors will perform the professional services set forth in the exhibits hereto.

Term. This Agreement shall have a term of one (1) year from the effective date noted above. This Agreement is subject to annual renewal and may be terminated by either the Client or Phoenix Advisors upon thirty (30) days prior written notice.

General Compensation. The Client agrees to the compensation schedule as set forth in the exhibits hereto. Certain services requested by the Client may be performed and billed on an hourly basis. If requested, the Client will be notified in advance if hourly fees will apply, and we shall not proceed with such work without Client's prior authorization. Hourly fees will be invoiced quarterly based on actual time spent performing the requested services. There shall be no additional charge for out-of-pocket expenses incurred by Phoenix Advisors unless specifically agreed. Should any modification of fees become appropriate, the client shall receive written notification. In the event of termination of the agreement, Phoenix Advisors reserves the right to receive payment of its fee, calculated on a pro rata basis, for all services rendered under this Agreement up to and including the date of termination.

Professional Qualifications for Municipal Advisor Services. Under SEC and MSRB regulations, municipal advisor professionals owe a fiduciary duty to the Client. Any person that provides advice to municipal entities concerning the issuance of municipal securities must be registered with the SEC and the MSRB. Any Phoenix Advisors professional providing municipal advisory advice to our clients must hold a Series 50 Municipal Advisor Representative license. Phoenix Advisors professionals who supervise the provision of municipal advisory advice must hold a Series 54 Municipal Advisor Principal license. All Phoenix Advisors municipal advisor professionals hold the appropriate licenses. All licensed professionals are subject to continuing education protocols.

Neither Phoenix Advisors nor any individual representing Phoenix Advisors possesses any authority concerning any decision of the Client or any official of the Client beyond the rendition of information or advice. Phoenix Advisors does not provide legal or accounting advice. None of the services contemplated in this Agreement shall be construed as legal advice or a substitute for legal services. The Client hereby acknowledges its responsibilities concerning federal securities laws and represents its intention to comply in all respects with federal securities laws. Phoenix Advisors and the Client agree, at their own expense, to operate in full compliance with all governmental laws, regulations, and requirements applicable to the duties conducted hereunder. Phoenix Advisors and the Client will obtain and maintain in force, at its own expense, all licenses, permits, and approvals required for its performance under this Agreement and will obtain all required authorizations and approvals prior to commencement of the services.

Disclosure of Conflicts of Interest. The MSRB requires Phoenix Advisors to provide written disclosure to the Client about material conflicts of interest. Disclosures required by the MSRB are set forth in the exhibits hereto.

Limitation of Liability. Under federal regulations, Phoenix Advisors has a fiduciary duty to our clients. We utilize extensive market data when providing advice regarding a financing, and we will bring our experience and available resources to bear to achieve a successful closing of your transaction. After closing, market movement, or other changing circumstances in the marketplace over which Phoenix Advisors has no control, may occur. While neither positive nor negative market movement can be guaranteed, Phoenix Advisors shall not be held responsible for any market realities that may negatively affect your financing. By understanding and accepting these limitations, the Client is *not* waiving any of its legal rights under applicable securities laws, nor any other laws the Client may be legally prevented from waiving.

Entire Agreement. The Agreement and all exhibits thereto constitute the entire agreement of the parties hereto and supersede all prior or contemporaneous oral or written communications, proposals and representations with respect to its subject matter, and this Agreement, including all exhibits thereto, prevails over any conflicting or additional terms of any quote, order, acknowledgment, or similar communication between the parties during the term of this Agreement, including all exhibits thereto, unless such additional terms are consented to by both parties in writing.

Successors and Assignees. The Agreement shall be binding upon and inure to the benefit of the parties hereto. This Agreement may be assigned by Phoenix Advisors or the Client to any entity which acquires all, or substantially all, of Phoenix Advisors' assets and key personnel.

Severability and Survival. If any provision of this Agreement is held to be invalid or unenforceable for any reason whatsoever, the remaining provisions shall remain valid and unimpaired, and shall continue in full force and effect. The covenants set forth above shall survive and shall continue to be binding notwithstanding the termination of this Agreement for any reason whatsoever.

Applicable Law. This Agreement shall be governed by the laws of the State of New Jersey.

IN WITNESS WHEREOF, The Client and Phoenix Advisors have caused this Agreement to be duly executed by their authorized representatives, as of the effective date noted above.

- e. **RESOLUTION #2025-123:** Approving 2026 Agreement for Payroll Services

RESOLUTION #2025-123

**AGREEMENT BETWEEN R&L DATACENTERS, INC.
AND
UNION TOWNSHIP**

THIS AGREEMENT, made as of the 1st day of January 2026, by and between

UNION TOWNSHIP, a municipal corporation of the State of New Jersey, with offices located at 140 Perryville Rd., in the Township of Hampton, in the County of Hunterdon, and State of New Jersey, hereinafter referred to as "the Local Unit" or the "Township",
and

R&L DATACENTERS, INC., a New Jersey Corporation, having as its principal place of business 44 Main Street, P.O. Box 548, Borough of Bloomsbury, County of Hunterdon, State of New Jersey, hereinafter referred to as the "Disbursing Organization" or "R&L", and both Parties hereinafter collectively referred to as "the Parties".

RECITALS

- A. WHEREAS,** the Township requires the provision of specific payroll-related services for the officers and employees of Union Township; and
- B. WHEREAS,** the services previously provided by, or to be provided by, R&L on behalf of Union Township, and which are anticipated for the Term of this Agreement are set forth herein; and
- C. WHEREAS,** the Township explicitly acknowledges that the Township's governing body has the authority to enter into this Agreement after the governing body's due deliberation, review and approval of this Agreement,

and said acceptance was memorialized by way of the Township’s Resolution Number _____ dated _____; and

D. WHEREAS, Union Township further understands that various services, including but not limited to: Automatic Tax Services and Quarterly Automatic Tax Services, eg., Periodic Tax Payments, Responding to tax agency inquiries, Quarterly Preparation of Forms 941, NJ927 (NJ SUI/SDI Report), and PA State Withholding; Direct Deposit Services, eg., the creation of NACHA files, the initiation and transmission of direct deposits, responding to direct deposit inquiries, and all direct deposit-related file maintenance issues; and, electronic check stub deliveries are not services provided by R&L and are not contemplated herein by this Agreement. As such, Union Township acknowledges and understands that Union Township is required to enter into a third-party contract for the provision of those services that are not explicitly provided by R&L and which are not specifically set forth within this Agreement. Union Township agrees that any such agreement between itself and any thirdparty provider are independent arms-length transactions that neither bind R&L nor alter any provision contained within this Agreement with R&L; and

E. WHEREAS, it is the intent of the Parties and each of them that this Agreement is intended to comply with the requirements as set forth in N.J.A.C. 5:30-17.1, et seq., specifically, N.J.A.C. 5:30-17.6, which governs contract terms and conditions for contracts between “local units” and a “disbursing organization” as those terms are defined pursuant to N.J.A.C. 5:3017.2.

f. **RESOLUTION #2025-124:** Amendment to Open Space Agricultural Maintenance Lease Between the Township of Union and Paul Scheuing

Resolution #2025-124

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING A FIVE-YEAR OPEN SPACE AGRICULTURAL MAINTENANCE LEASE WITH PAUL SCHEUING FOR BLOCK 1.08, LOT 16 (SCHEUING FARM)

WHEREAS, Owner and Lessee entered into an Agricultural Maintenance Lease (the “Lease”) dated January 1, 2025, for a term of five years, terminating December 31, 2029; and

WHEREAS, the Lease needs to be amended to change the total dollar amount of lease payments by Lessee from \$900 to \$1,500, based on the five payments of \$300 to be made annually, and also to modify language regarding signage.

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 Amendment to the Agricultural Maintenance Lease for Block 1.08, Lot 16 (Scheuing Farm), attached hereto and incorporated herein, is hereby authorized.
2. The Mayor and Clerk are authorized and directed to execute the Lease amendment.
3. A copy of this Resolution and the Lease amendment shall be on file in the Office of the Township Clerk for inspection by the public.

This Resolution shall be effective immediately.

g. **RESOLUTION #2025-125:** Appropriation Transfer(s)

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:

TO:	Buildings & Grounds OE	10531020	7,500
	Recreation OE	10537020	13,000
		Total	\$20,500

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

FROM:			
	Finance S & W	10513010	7,500
	Roads OE	10529020	13,000
		Total	\$20,500

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.

- h. **RESOLUTION #2025-126:** Authorizing a Reduction in Performance Guarantees to P.S. Construction With Development of Block 22, Lot 27, Located at 22 Race Street

RESOLUTION #2025- 126

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A REDUCTION IN PERFORMANCE GUARANTEES TO P.S. CONSTRUCTION, LLC IN CONNECTION WITH DEVELOPMENT OF BLOCK 22, LOT 27, LOCATED AT 22 RACE STREET

WHEREAS, the Township of Union (“Township” is the beneficiary of a performance guarantees posted by P.S. Construction, LLC (“P.S. Construction”) in connection with development approvals granted by the Union Township Planning Board (“Board”), and a subsequent Developer’s Agreement dated January 2, 2014, for property located at 22 Race Street and designated as Block 22, Lot 27 on the Township tax maps; and

WHEREAS, P.S. Constructed posted a total performance guarantee in the amount of \$475,542.00, consisting of a 90% surety bond in the amount of \$427,987.80 and cash bond in the amount of \$47,554.20; and

WHEREAS, P.S. Construction has requested that the bond be reduced in accordance with the Municipal Land Use Law based on partially completed improvements; and

WHEREAS, the Township’s Conflict Engineer in charge of the project has inspected the improvements and provided a revised bonding estimate dated December 15, 2025, attached hereto, recommending a reduced posted performance guarantee total in amount of \$231,937.50, consisting of a 90% surety bond in the amount of \$208,743.75 (to be provided in the form of a new surety bond) and 10% cash bond in the amount of \$23,193.75; and

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WHEREAS, the Conflict Engineer has advised he had no objection to a partial reduction of the performance guarantees per the letter dated December 15, 2025, conditioned upon the posting of a new surety bond in the amount of \$208,743.75 and payment of any outstanding fees or assessments.

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

1. A reduction in the bond posted by P.S. Construction is hereby authorized.
2. As recommended by the Township Conflict Engineer, the 90% surety bond shall be reduced from \$427,987.80 to \$208,743.75 (to be provided in the form of a new surety bond), and the cash bond shall be reduced from \$47,554.20 to \$23,193.75, all of which shall be retained until all bonded items have been completed, found by the Township Conflict Engineer to be satisfactory, and approved by the Township, and the appropriate maintenance guarantees have been posted. The above is conditioned upon payment of all outstanding fees or assessments.
3. This resolution shall take effect immediately.

This Resolution shall be effective immediately.

End of Consent Agenda

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

- i. **RESOLUTION #2025-127:** Awarding a Contract in the Amount of 134,145.00 to Dutchman Contracting LLC for the Union Township DPW Garage Roof Replacement Project

RESOLUTION # 2025-127

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AWARDING A CONTRACT IN THE AMOUNT OF \$134,145.00 TO DUTCHMAN CONTRACTING, LLC FOR THE UNION TOWNSHIP DPW GARAGE ROOF REPLACEMENT PROJECT

WHEREAS, the Township of Union advertised, and subsequently received bids for, the Union Township DPW Garage Roof Replacement Project (the "Project") on Thursday, November 20, 2025, as outlined on the attached bid summary; and

WHEREAS, three (3) bids were received as follows:

<u>Contractor</u>	<u>Base Bid</u>
Dutchman Contracting LLC	\$134,145.00
Kupex Exteriors	\$242,732.00
Safeway Contracting	\$284,000.00

; and

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

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WHEREAS, the Township Engineer has reviewed the submitted bids and determined that Dutchman Contracting LLC has submitted the lowest bid in the amount of \$134,145.00 for the Project; and that the bid substantially complies with the submission requirements and

WHEREAS, the Township Attorney have reviewed the bid submitted by Dutchman Contracting LLC, 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 Dutchman Contracting LLC, 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 Union Township DPW Garage Roof Replacement project to Dutchman Contracting LLC, 278 North Ridge Road, Reinholds, PA 17569, in the amount of \$134,145.00, in accordance with their bid submitted on November 20, 2025.
2. The Contract is awarded as a lump-sum contract, with final payment based on the performance of the completed work scope, as outlined in the Plans and Specifications prepared by the Township Engineer.

David DeGiralamo, Mayor

ATTEST:

Ella M. Ruta, Municipal Clerk

CERTIFICATION AS TO AVAILABILITY OF FUNDS

As required by N.J.S.A. 40A:4-57, N.J.A.C. 5:34-5.1 et seq., I, Grace M. Brennan, CFO of the Township of Union, have ascertained that there are available sufficient uncommitted appropriated funds in the 2025 Temporary/Adopted Budget to award this contract.

Date: _____

Grace M. Brennan, CFO

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

j. **Payment of Bills**

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

Motion Carried

k. **Discussion** - HVAC System in Municipal Building

CFO Brennan reported that AirPro Cooling and Heating Systems experts came in today and were able to turn the heating system on an emergency basis. We were told that further work would be required to make it permanent. The issue was briefly discussed.

l. **Acknowledgement** – Notice of 2026 Meeting Dates of the Township Committee to be approved at the January 7, 2026 Re-organizational Meeting

Discussed were additional dates for regular meetings to be held in 2026. The Committee agreed on February 3rd and February 18th. Dates will be confirmed at the January 7, 2026 meeting.

14. REPORTS

a. **Attorney's Report** – Atty. Sharpe stated that the following matters will be discussed in Executive Session: status of PS Construction (Rolling Hills), potential Shared Services Agreement with Franklin Twp. Fire District, Affordable Housing Litigation and Contract Negotiations Block 1.08, Lot 16 which, is a former Sheuing Property. The property is jointly owned by the Township (70%) and NJ Watershed Authority (30%).

b. **Mayor's Report**

Mr. Stiger reported the following:

- Attended HC Planning Board meeting at which, Marc Saluk reported that Unicom is putting in 450 megawatts facility with its own solar system and gas fired generator at the former Merc Complex.
- Movies filmed in NJ are at the top chart of best movies in the Country.
- Farm to Table event - 150 available tickets sold in one day.
- Highlands's logo has been approved and will be used on local branding.
- Mr. Stiger reflected on his years as a Committee member, stating that when he first started it was an honor to serve and take on challenges. Today, he said because of State and Federal mandates it became a serious task. He reiterated thanks to Mr. Scott for helping with his last task he was working on. He wished the Committee all the best dealing with future challenges.

c. **Committee Reports**

Mayor DeGiralamo reported the following:

- Will be working with Mr. Scott and other individuals preparing an analysis report of the impact Affordable Housing mandate will have on a small municipality like Union Township. That will include impact on schools, traffic, environment, crime, fire services and State Police coverage. Hopefully the State will realize consequences of overdevelopment.

Mr. Wunder reported the following:

- Thanked Mr. Stiger for his service and said that both Mrs. Brennan and Mr. Stiger will be missed.

Mr. Scott reported the following:

- Thanked Mr. Stiger for his service and stated that tonight's passage of the Ordinance conforming to Highlands will be his legacy.

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- Kudos to DR&F for clearing roads after the recent snowstorm. There were a couple of offenders pushing the snow back out onto the road. Mr. Scott said that with the Committee's permission he will be republishing Township regulations regarding snow removal.
- Asked Mrs. Brennan to let the newly appointed CFO, that with the adoption of the Highlands Conformance Ordinance we are allowed to submit and receive reimbursement for expenses related to Highlands.
- We have a pending grant for signage. Asked that the Committee decide on the design. The Committee agreed on two movable units.

Mrs. Cherney reported the following:

- Conducting interviews for Deputy Clerk/Planning Board Secretary/ Deputy Registrar. Hoping that selection of the candidate be made by the second week of January. Options for separating the position in a two part-time positions have also been considered.
 - RFP for Legal Services have been posted with the deadline for proposal submission of January 15, 2026. She suggested inviting and meeting with applicants during the January 21, 2026 meeting.
 - Would like to start discussing employees increases for 2026. Mrs. Cherney stated that she would recommend 3% as cost-of-living expense is 2.8%. She added that even with that increase employees take home pay will be less than last year due to employees' contribution to health benefits. Discussion ensued including input from CFO Brennan.
- d. **Finance Officer** – thanked the Committee for a great working relationship over the years and wished them well. She said that, if needed, she would be available to answer questions. She asked that Shared Services Agreement for Municipal Court Services be added to short discussion in Executive Session.

15. PUBLIC COMMENTS – none

16. EXECUTIVE SESSION

Resolution #2025-128

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. Potential Litigation – PS Construction/Douglas Robertson/Ryan Homes
2. Contract Negotiations – Potential Shared Services - Franklin Fire District
3. Litigation - Affordable Housing
4. Contract Negotiations - 1.08/16

CFO Brennan asked that the following be added under contract negotiations:

Municipal Court Shared Services Agreement with Clinton Township and Professional Services contract with Kyle + McManus Associates

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 December 17, 2025, at 9:21 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	x			
Mrs. Cherney			x			
Mr. Wunder			x			
Mr. Stiger	x		x			
Dr. DeGiralamo			x			

Motion Carried

Motion to come out of Executive Session at 10:32 pm

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

Atty. Sharpe requested that the following resolution be considered for adoption:

Resolution #2025-129

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, AUTHORIZING EXECUTION AND FILING WITH THE NEW JERSEY SUPERIOR COURT OF A CONSENT ORDER WITH FAIR SHARE HOUSING CENTER IN THE FORM AS MODIFIED BY THE TOWNSHIP ATTORNEY AND SPECIAL PLANNER TO RESOLVE THE TOWNSHIP’S DECLARATORY JUDGMENT ACTION ENTITLED IN RE TOWNSHIP OF UNION, DOCKET NO. HNT-L-00047-25

WHEREAS, on January 22, 2025, in compliance with P.L. 2024, c. 2 and all implanting regulations and directives, the Township of Union timely adopted a resolution setting forth the Township’s pre-credited/unadjusted Fourth Round affordable housing obligations; and

WHEREAS, on January 23, 2025, the Township uploaded same to the Affordable Housing Dispute Resolution Program (“Program”) and filed a declaratory judgment action entitled In re Township of Union, Docket No.: HNT-L-00047-25 (“2025 Action”); and

WHEREAS, on April 22, 2025, Hunterdon County Mount Laurel Judge William G. Mennen, J.S.C., issued an Order (“Order”) fixing the Township’s Fourth Round pre-credited/unadjusted Present Need Obligation of zero (0) and a gross Prospective Need Obligation of seventy (70) and directing the Township to adopt is 2025 Fourth Round Housing Element and Fair Share Plan (“Plan”) and upload same to the Program on or before June 30, 2025; and

WHEREAS, in accordance with the Order, the Township’s Special Planner prepared the Township’s Plan, which was duly adopted by the Township’s Planning Board on June 26, 2025, endorsed by the Township Committee on June 27, 2025, and timely updated to the Program by the Township Attorney; and

WHEREAS, on September 2, 2025, FSHC submitted correspondence to Judge Thomas C. Miller, A.J.S.C. (ret.) requesting that the Township provide additional documentation to support its Plan; and

WHEREAS, on October 7, 2025, Judge Mennen issued a Case Management Order directing the Township to provide same; and

WHEREAS, on October 16, 2025, the Township timely submitted responsive documentation to the Court; and

WHEREAS, following review of the documentation, FSHC submitted a proposed Consent Order to the Township; and

WHEREAS, the Township and FSHC have negotiated the majority of terms of the Consent Order, except that the Township has not agreed to additional monitoring provisions added by FSHC; and

WHEREAS, to comply with the December 31, 2025 deadline, the Township Attorney and Special Planner have recommended the Committee adopt the Consent Order in the form attached hereto and incorporated herein.

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

1. The Township hereby authorizes and approves the Consent Order between the Township and FSHC in the form recommended by the Township Attorney and Special Planner, which Consent Order is attached hereto and incorporated herein, to resolve the 2025 Action.
2. The Township Attorney is hereby authorized and directed to execute the Consent Order, substantially in the form as it has been presented to the Mayor and Committee, subject to additions, deletions, modifications, or revisions deemed necessary and appropriate, to effectuate resolution of the 2025 Action.
3. The Township Attorney is hereby directed to file the Consent Order and all relevant supporting documentation with the Court in the 2025 Action.
4. The Township Attorney, Special Planner and all other appropriate officials, employees and other professionals of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution such that the Township maintains its immunity from exclusionary zoning and builder’s remedy.
5. A certified copy of this resolution shall remain on file with the Township for the purpose of public inspection, and the Township Clerk is direct to upload this Resolution and the Consent Order to the Township’s website.
6. This Resolution shall take effect immediately

Adopted: December 17, 2025

Ella 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			

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Mr. Stiger	x		x			
Dr. DeGiralamo			x			

Motion Carried

16. ADJOURNMENT

There being no further business to come before the Township Committee at this time, Mr. Stiger made a motion to adjourn the meeting at 10:33 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