

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
Mrs. Cherney	x	
Mr. Wunder	x	
Mr. Stiger	x	
Mr. Lordi	x	
Dr. DeGiralamo	x	

Also present was Susan Sharpe, Esq., Robert Clerico, Engineer, Grace Brennan, CFO and Ella M. Ruta, Municipal Clerk.

5. APPROVAL OF PRIOR MEETING MINUTES

- a. Regular and Executive Session Meeting Minutes of June 19, 2024

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

Motion Carried

- c. Regular and Executive Session Meeting Minutes of November 13, 2024

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

Motion Carried

- d. Special Meeting Minutes of November 25, 2024

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

Mr. Lordi			X			
Dr. DeGiralamo			X			

Motion Carried

6. VISITORS - none scheduled

7. REPORTS RECEIVED

- a. State Police, Trooper Lorenzis – presented his monthly report, including data of total accidents and ongoing investigations in the Township. He asked that the local Federal Bureau of Investigation be contacted with information or concern about drones.
 - b. Road Dept.- Week Ending; 11/08/24; 11/15/24; 11/22/24; 12/06/24
 - c. Animal Control Officer – October 2024
 - d. Municipal Court – CFO Brennan provided approximate revenue for 2024
 - e. Zoning Officer – November 2024
 - f. Pattenburg Volunteer Fire Company – 2024 Year End Report. Fire Chief Sadusky mentioned items in addition to the submitted report.
 - g. Recreation Committee – Mrs. Cherney reported on yet another successful holiday tree lighting celebration. Expressed her appreciation and thanked everyone who volunteered at the event.
 - h. Environmental Commission – Chairman Wardell provided a verbal report and said that an annual report issued by UTEC was submitted to Mr. Stiger.
 - i. Engineer’s Report
- Perryville Road Section 4A and 4B Project – the project has been stopped due to very cold weather. Work will restart in the spring.
 - Main Street Pattenburg Road Project – the project will be completed in the spring.
 - Baptist Church Road Project Section 4 & 5 – provided an update and explained changes to the administrative side of the project.
 - MS4 Stormwater Permit – provided an update.
 - Finn Road Park – grant application for a walking path was filed.

Briefly discussed were improvements to and maintenance of Gravel Hill Road.

8. CORRESPONDENCE/WRITTEN COMMUNICATIONS –

Mr. Stiger said that he received an email from a young man stating that he is a wonderful Deputy Mayor and asked for an autograph. An autograph was not provided.

9. PUBLIC COMMENTS

Debbie Hirt, a resident, thanked the Committee for approving improvements to Main Street in Pattenburg. She also asked that a temporary barrier be put by the stream at the trench due to hazardous conditions in the wintertime. Engineer Clerico will be checking into the issue.

Michael Romanek, a resident, expressed his opposition to warehousing and affordable housing being constructed in the Township, as applications for both projects have been submitted to UT Planning Board. Mayor explained four rounds of affordable obligation that the Township has to comply with. Briefly discussed.

Mike Sadusky, a resident, made comments regarding the purchase of the generator. Mentioned road closures of which Fire Department did not receive notification.

10. PUBLIC HEARING

ORDINANCE #2024-16

AN ORDINANCE AMENDING THE FEE SCHEDULE FOR THE TOWNSHIP RECREATION PROGRAMS IN THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

To open

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

Motion Carried

To close

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

Motion Carried

To adopt

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

Motion Carried

ORDINANCE 2024 - 17

AN ORDINANCE APPROPRIATING THE SUM OF \$300,000 (\$37,500 FROM THE HUNTERDON COUNTY INFRASTRUCTURE GRANT AND \$262,500 CURRENTLY LOCATED WITHIN 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

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

MINUTES OF REGULAR MEETING December 18, 2024

Mr. Wunder			x			
Mr. Stiger	x		x			
Mr. Lordi			x			
Dr. DeGiralamo		x	x			

Motion Carried

Karen Wisnosky, a resident, asked the reason the Committee decided to install a wash bay this year when last year all members were against it due to the high cost. Mr. Stiger answered that repairs to the garage roof and wash bay will be combined into one project. He added that a grant from the County that would cover a part of the cost of a generator will be utilized for wash bay/garage roof project.

Joanne Pritchett, a resident, asked about the level of noise coming from a wash bay machine and where the water would be disposed. Mr. Stiger answered that water will be disposed of in compliance with stormwater regulations. He did not have information on noise levels.

To close

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

Motion Carried

To adopt

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

Motion Carried

11. UNFINISHED BUSINESS

12. NEW ORDINANCE – 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 #2024-115:** Appropriation Transfer(s)

Resolution #2024 - 115

UNION TOWNSHIP, HUNTERDON COUNTY
 APPROPRIATION TRANSFER(S)

MINUTES OF REGULAR MEETING December 18, 2024

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 2024 Appropriations in the following accounts:

TO:	Administration OE	10510020	\$ 5,000
	Legal Services OE	10515520	10,000
	Engineering OE	10516520	10,000
	Planning Board OE	10518020	5,000
	Zoning S & W	10518510	750
		Total	\$30,750

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

FROM:			
	Employee Group Ins	10522020	\$ 7,000
	Roads OE	10529020	11,000
	Planning Board S & W	10518010	4,000
	Buildings & Grounds OE	10531020	8,750
		Total	\$30,750

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.

- b. **RESOLUTION #2024-116:** Approving 2025 Agreement for Payroll Services

RESOLUTION #2024 - 116
Agreement Between R&L DataCenters, Inc.
and
Union Township

THIS AGREEMENT, made as of the 1st day of January 2025, 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

MINUTES OF REGULAR MEETING December 18, 2024

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 2024-116 dated December 18, 2024; 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 third-party 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. 5:30-17.2.

c. RESOLUTION #2024-117: Agricultural Maintenance Lease – Scheuing Farm

Resolution #2024-117

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

WHEREAS, the Township of Union is the owner of Open Space real property located at 485 County Route 614 and designated as Block 1.08, Lot 16 on the Official Township Tax Map (the “Property”) and

WHEREAS, on December 15, 2021 the Township Committee of the Township of Union authorized a three-year lease agreement with Paul Scheuing of Scheuing Farm to manage the Property in a manner consistent with the public purpose of maintaining the character of the land in harmony with the goals and objectives of the Township Open Space Program; and

WHEREAS, the lease expires on December 31, 2024; and

WHEREAS, the parties desire to renew the lease for a five-year term, subject to the terms and conditions of the Open Space Agricultural Maintenance Lease attached hereto and incorporated herein, including annual lease installment payments to the Township in the amount of \$300 per year.

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

1. A five-year Open Space Agricultural Maintenance Lease, attached hereto and incorporated herein, is hereby authorized, subject to the terms and conditions contained within.
2. The term of the Lease shall be from January 1, 2025 through December 31, 2029.
3. Annual Lease installments payments in the amount of \$300 per year shall be paid on October 1st of each year of the Lease term.
4. The Mayor and Clerk are authorized and directed to execute the Lease.
5. A copy of this Resolution and the Lease shall be on file in the Office of the Township Clerk for inspection by the public.

This Resolution shall be effective immediately.

- d. **RESOLUTION #2024-118:** Agricultural Maintenance Lease – Finn Road Park

Resolution #2024-118

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A FIVE-YEAR OPEN SPACE AGRICULTURAL MAINTENANCE LEASE WITH ROBERT GYURO III (GYURO FARMS) FOR BLOCK 26, LOTS 12, 13 & 14, AND BLOCK 27, LOT 1 (PORTIONS) (FINN ROAD PARK)

WHEREAS, the Township of Union is the owner of Open Space real property located at 647 County Route 579 and designated as Block 26, Lots 12, 13 & 14, and Block 27, Lot 1 (portions) on the Official Township Tax Map (the “Property”) and

WHEREAS, on December 18, 2019 the Township Committee of the Township of Union authorized a five-year lease agreement with Paul Scheuing of Scheuing Farm to manage the Property in a manner consistent with the public purpose of maintaining the character of the land in harmony with the goals and objectives of the Township Open Space Program; and

WHEREAS, the lease expires on December 31, 2024; and

WHEREAS, the parties desire to renew the lease for a five-year term, subject to the terms and conditions of the Open Space Agricultural Maintenance Lease attached hereto and incorporated herein, including installment lease payments to the Township in the amount of \$1,500 per year, for a total of \$7,500.

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

6. A five-year Open Space Agricultural Maintenance Lease, attached hereto and incorporated herein, is hereby authorized, subject to the terms and conditions contained within.
7. The term of the Lease shall be from January 1, 2025 through December 31, 2029.

MINUTES OF REGULAR MEETING December 18, 2024

- 8. The total amount of the Lease shall be \$7,500, payment in installments of \$1,500 due on October 1st of each year of the Lease term.
- 9. The Mayor and Clerk are authorized and directed to execute the Lease.
- 10. A copy of this Resolution and the Lease shall be on file in the Office of the Township Clerk for inspection by the public.

This Resolution shall be effective immediately.

- e. **RESOLUTION #2024-119:** Agricultural Maintenance Lease – Milligan Farm

Resolution #2024-119

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A FIVE-YEAR OPEN SPACE AGRICULTURAL MAINTENANCE LEASE WITH MICHAEL & KATY MATHEWS (RAINBOW HAVEN FARM) FOR BLOCK 22, LOT 20 (MILLIGAN FARM)

WHEREAS, the Township of Union is the owner of Open Space real property located at 28 Perryville Road (Milligan Farm) and designated as Block 22, Lot 20 on the Official Township Tax Map (the “Property”) and

WHEREAS, on December 15, 2021 the Township Committee of the Township of Union authorized a three-year lease agreement with Michael & Katy Mathews d/b/a Rainbow Haven Farm, to manage the Property in a manner consistent with the public purpose of maintaining the character of the land in harmony with the goals and objectives of the Township Open Space Program; and

WHEREAS, the lease expires on December 31, 2024; and

WHEREAS, the parties desire to renew the lease for a five-year term, subject to the terms and conditions of the Open Space Agricultural Maintenance Lease attached hereto and incorporated herein, including installment lease payments to the Township in the amount of \$2,000 per year.

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

- 11. A five-year Open Space Agricultural Maintenance Lease, attached hereto and incorporated herein, is hereby authorized, subject to the terms and conditions contained within.
- 12. The term of the Lease shall be from January 1, 2025 through December 31, 2029.
- 13. Installment Lease payments in the amount of \$2,000 per year shall be paid to the Township on October 1st of each year of the Lease term.
- 14. The Mayor and Clerk are authorized and directed to execute the Lease.
- 15. A copy of this Resolution and the Lease shall be on file in the Office of the Township Clerk for inspection by the public.

This Resolution shall be effective immediately.

RESOLUTION #2024-120: Supporting Amendment of the Fair Housing Act as Proposed by the NJ Institute of Local Government Attorneys

TOWNSHIP OF UNION

RESOLUTION 2024 - 120

RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS PROPOSED BY THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS (NJILGA)

WHEREAS, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose unrealistic burdens on municipalities as demonstrated by the fact that the FHA calls for the imposition of a statewide affordable housing obligation of 84,698 just for Round 4 on municipalities that issued only 99,956 Certificates of Occupancy for all housing units in the 2010-2020 period that was used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of unrealistic obligations does not advance the realistic opportunity for the construction of more affordable housing, but instead encourages opposition and litigation; and

WHEREAS, the imposition of excessive obligations disincentivizes municipalities to comply voluntarily with the Mount Laurel doctrine – an overarching goal of all three branches of government. Unrealistic housing obligations force municipalities to overdevelop with inclusionary housing, thereby causing resistance to affordable housing.

WHEREAS, compliance with the obligation proposed by the Department of Community Affairs places the cost of the obligation on the shoulders of municipal taxpayers to implement measures to address the secondary impacts of overdevelopment; and

WHEREAS, even-handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

WHEREAS, the unrealistic obligations imposed by the current laws can be easily addressed by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost forty years; and

WHEREAS, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A. 52:27D-304 (j); and

WHEREAS, a determination of the number of new residential housing units, adjusted to remove tear down/rebuilds, represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than the FHA’s current formula, which is based on “household change,” a nebulous and undefined term; and

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist, and the issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, a standard aimed at ensuring that the number of affordable housing units in our state will increase commensurately with the number of market units constructed will put the doctrine on a sustainable trajectory that will avoid the tendency of municipalities to oppose implementation of affordable housing obligations; and

WHEREAS, the New Jersey Institute of Local Government Attorneys ("NJILGA") has expressed its support for an amendment to the FHA by which "development and growth which is reasonably likely to occur" would be based upon the net number of new housing units constructed over each ten-year period for which the state's affordable housing rounds are established; and

WHEREAS, for the above reasons, Union Township in Hunterdon County has determined that its prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA's proposed net housing unit based on certificates of occupancy as a methodology rather than the current FHA methodology based on "household change;"

NOW, THEREFORE, BE IT RESOLVED, by the Township of Union in the County of Hunterdon, and State of New Jersey, that the New Jersey Legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys; and

AND BE IT FURTHER RESOLVED that the Municipal Clerk of the Township of Union is also hereby directed to send a copy of this signed, dated Resolution within five days after its adoption, by mail and email to the following additional listed persons and entities:

- Governor Phil Murphy
- Senator Douglas J. Steinhardt
- Assemblyman John DiMaio
- Assemblyman Erik Peterson
- New Jersey Institute of Local Government Attorneys

The undersigned Township of Union in Hunterdon County hereby certifies the above as a true copy of a resolution adopted by the Committee of Union Township on December 18, 2024.

Attest:

Ella M. Ruta, Municipal Clerk

- f. **Motion to approve** – 2025 Contract for Animal Control Services
- g. **Payment of Bills**

End of Consent Agenda

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

Dr. DeGiralamo			x			
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Motion Carried

i. **Discussion/Motion to Approve:** Fireworks Display at Hunterdon Hills Playhouse on December 31, 2024

The following Resolution #2024-121 was introduced to approve the above-mentioned Fireworks Display:

RESOLUTION # 2024 - 121

THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO APPROVE A FIREWORKS DISPLAY AT THE HUNTERDON HILLS PLAYHOUSE ON DECEMBER 31, 2024

WHEREAS, the Hunterdon Hills Playhouse will host a party for Jill and Richard Prokopcyk on Tuesday, December 31, 2024; and

WHEREAS, the couple wishes to present a fireworks display at the party; and

WHEREAS, Garden State Fireworks, Inc. was hired to do the fireworks display; and

Whereas, Garden State Fireworks, Inc. has complied with the requirements of the State of New Jersey for said fireworks display, and

WHEREAS, Garden State Fireworks, Inc. has provided the following, as required by the laws of the State of New Jersey and as required by the Township of Union:

- Confirmation that the Pattenburg Volunteer Fire Department has agreed to provide standby fire watch at this event pursuant to the State's requirements,
- A Certificate of Insurance naming Union Township as an additional insured
- A waiver of liability from the owner of any structure found by the Fire Marshall to be located within the display and fallout zone.
- All other information and documents requested by the Township.

BE IT RESOLVED, that approval is given by the Mayor and the Township Committee of Union Township for the display of fireworks on Tuesday, December 31, 2024 to be held at the Hunterdon Hills Playhouse.

BE IT FURTHER RESOLVED that approval is subject to all required permits and insurance.

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

Motion Carried

- j. **Acknowledgement** – Notice of 2025 Meeting Dates of the Township Committee to be approved at the Re-organizational Meeting
- j. **Discussion:** Highlands Initial Assessment and Route 78 Corridor Study – Final Draft

Mr. Stiger updated the Committee on status of progress to conform to Highlands Regional Master Plan. He said that Mr. Clerico, in conjunction with Messrs. Ford and Kirkpatrick prepared an Initial Highlands Assessment (Part of the Highlands Plan Conformance Process). Mr. Clerico briefly provided a general overview of the plan. Chairman of UT Planning Board being asked his opinion stated that it is the sole decision of the Committee to conform or not. The issue was briefly discussed.

14. REPORTS

a. **Attorney’s Report** – Atty. Sharpe itemized matters that would be discussed in Executive Session: Attorney/Client Advice regarding Kal Freight, Gan Equites and Affordable Housing and zoning matter at 15 White Oak Dr.

b. **Mayor’s Report**

- Meetings have already started with the UT Affordable Housing Sub-Committee that was established about three months ago in anticipation of 4th Round Obligations. The number of the 4th round obligations was released by the State in October. Mayor explained factors used by the State in determining a number of affordable units for each municipality and said that we will be making our own calculations and submitting them to the State. The deadline for submission is January 31, 2025.
- Recognized and thanked Mr. Lordi for his honesty, truthfulness, responsiveness to the Community, sense of humor, resiliency and relentlessness. Mayor DeGiralamo extended his wishes for good luck on the Regional School Board where Mr. Lordi will be serving. He presented Mr. Lordi with a commemorative inscription award. Mr. Lordi expressed his thanks and appreciation.

c. **Committee Reports**

Mrs. Cherny reported the following:

- She would like to add to Mayor’s comments, that she always admired Mr. Lordi’s passion and enthusiasm amidst adversity. Mrs. Cherny said it was a pleasure to have served with Mr. Lordi and wished him the best success on the Regional School Board.
- Working on organizing an adult community choir.
- Announced amounts of additional allocations to Fire Companies serving the Township. Call data provided by all units was used to determine the amounts and they are: \$5,500 for Quakertown, \$4,500 for Clinton; \$1,000 respectively for Pattenburg and High Bridge.

Mrs. Cherny asked that the following motion be approved:

To authorize Finance Officer Brennan to issue vouchers for additional annual allocation of funds to Fire Companies serving the Township as follows: \$5,000 for Quakertown Fire, \$4,500 Town of Clinton, \$1,000 for Pattenburg and \$1,000 High Bridge

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
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MINUTES OF REGULAR MEETING December 18, 2024

Mrs. Cherney	x		x			
Mr. Wunder					x	
Mr. Stiger			x			
Mr. Lordi			x			
Dr. DeGiralamo		x	x			

Motion Carried

d. Finance Officer –

- Conversation ensued regarding the date of January 2025 regular meeting and a schedule of budget meetings.
- Asked that Clerk’s and Finance Officer’s vacation days that are left from 2024 calendar year be carried over to 2025. The Committee did not object.
- On behalf of Township employees thanked Mr. Lordi for his kindness and said that it had been a pleasure to work together.

At this time, Attorney Sharpe extended her best wishes to Mr. Lordi and said that even at times when she was kept on her toes, she had enjoyed working with him.

Clerk Ruta also said that it had been a pleasure working with Mr. Lordi.

14. PUBLIC COMMENTS –

Nick Labelle, a resident, expressed his appreciation for Mr. Lordi’s service to the Township and congratulated Mr. DeGiralamo on reelection and Mr. Scott on election to the seat on the Committee. He mentioned that there are a lot of complaints from residents about road conditions on parts of Frontage Road. Mayor asked Engineer Clerico to check the road. Asked Mr. Labelle to email pictures, if possible, stating that our road crew might be able to make temporary repairs.

Steve Wardell, a resident, asked if a copy of Highland Initial Report prepared by the Engineer be available to the public. The Clerk will be posting a copy on the Township website tomorrow. He also asked about the agricultural lease agreement for Finn Road Park regarding birds nesting during the time of harvest. Mr. Stiger will be checking the agreement. Mr. Wardell confirmed that the two Shelbourne applications submitted to UT Planning Board will be considered under current land use law of the Township. Thanked Mr. Lordi for his service to the Township.

Mike Romanek, a resident, commented on previous consideration of conforming to Highlands Regional Master Plan with regard to Affordable Housing obligations.

15. EXECUTIVE SESSION –

Mayor DeGiralamo announced that #5 in the following resolution will be removed and not discussed in executive session.

Resolution #2024-122

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

MINUTES OF REGULAR MEETING December 18, 2024

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. Matters Relating to Litigation, Negotiation and the Attorney/Client Privilege – Kal Freight
2. Matters Relating to Contract Negotiation and the Attorney/Client Privilege – Gan Equities, Affordable Housing
3. Attorney/Client Privilege - Affordable Housing
4. Attorney/Client Privilege - Advice re: 15 White Oak Dr.
5. ~~Attorney/Client Privilege – Pattenburg Fire Dept.~~

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 18, 2024, at 9:00 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
Mrs. Cherney		x	x			
Mr. Wunder	x		x			
Mr. Stiger			x			
Mr. Lordi			x			
Dr. DeGiralamo			x			

Motion Carried

Motion to come out of Executive Session at 10:18 pm

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

Motion Carried

Atty. Sharpe provided an overview of the issue at 15 White Oak Drive stating that there is a rooster on the property of less than 5 acres which is a violation of the Township Code. She said that in August a Zoning Officer then issued a letter to a resident citing the violation and asking that the rooster be removed. There was no response or action from the owner of the rooster. Another letter from the Township Attorney’s office advising of same and the zoning officer visit to the property did not result in any response from the owner. Atty. Sharpe provided counsel that the Committee give authorization to Zoning Officer to issue a summons to a Municipal Court.

Mayor DeGiralamo asked that the following motion be approved:

To authorize the Zoning Officer to issue a summons to a Municipal Court:

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
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MINUTES OF REGULAR MEETING December 18, 2024

Mrs. Cherney			X			
Mr. Wunder		X	X			
Mr. Stiger	X		X			
Mr. Lordi			X			
Dr. DeGiralamo			X			

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 9:18 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