

MEETING AGENDA OF THE UNION TOWNSHIP COMMITTEE

MEETING DATE: December 17, 2025 7:00 PM

1. CALL TO ORDER

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:** led by Mayor or presiding officer.

4. ROLL CALL

5. APPROVAL OF PRIOR MEETING MINUTES

- a. Regular and Executive Sessions Meeting Minutes of November 12, 2025
- b. Special Virtual Meeting of December 1, 2025

6. VISITORS

7. REPORTS RECEIVED

- a. State Police, Trooper DeLorenzis
- 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 –
- h. Environmental Commission
- i. Engineer's Report

8. CORRESPONDENCE / WRITTEN COMMUNICATIONS

9. PUBLIC COMMENTS

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

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

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 #2025-** : Acknowledgement of Vacation Pay for Grace Brennan, CFO/Personnel Administrator
- b. **RESOLUTION #2025-** : Refunding Overpayment of 2025 Property Taxes 19/11.05
- c. **RESOLUTION #2025** : 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)
- d. **RESOLUTION #2025-** : Approving 2026 Agreement for Municipal Advisor and Continuing Disclosure Services
- e. **RESOLUTION #2025-** : Approving 2026 Agreement for Payroll Services
- f. **RESOLUTION #2025** : Amendment to Open Space Agricultural Maintenance Lease Between the Township of Union and Paul Scheuing
- g. **RESOLUTION #2025-** : Appropriation Transfer(s)
- h. **RESOLUTION #2025-** : Authorizing a Reduction in Performance Guarantees to P.S. Construction With Development of Block 22, Lot 27, Located at 22 Race Street

End of Consent Agenda

- i. **RESOLUTION #2025-___** : Awarding a Contract in the Amount of 134,145.00 to Dutchman Contracting LLC for the Union Township DPW Garage Roof Replacement Project
- j. **Payment of Bills**
- k. **Discussion** - HVAC System in Municipal Building
- l. **Acknowledgement** – Notice of 2026 Meeting Dates of the Township Committee to be approved at the January 7, 2026 Re-organizational Meeting

14. REPORTS

- a. **Attorney’s Report**
- b. **Mayor’s Report**
- c. **Committee Reports**
- d. **Finance Officer’s Report**

15. PUBLIC COMMENTS

16. EXECUTIVE SESSION

Resolution #2025-

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

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 ____ 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.

17. ADJOURNMENT