

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 Meeting Minutes of May 21, 2025

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

6. VISITORS –

7. REPORTS RECEIVED

- a. State Police, Trooper DeLorenzis – provided a verbal report regarding investigations, vehicles stops and accidents. As always emphasized the importance of locking cars.
- b. Road Dept.- Week Ending; 5/02/25; 5/09/25; 5/16/25; 5/23/25; 5/30/25; 6/06/25
- c. Animal Control Officer – May 2025
- d. Municipal Court – not submitted
- e. Zoning Officer – not submitted
- f. Pattenburg Volunteer Fire Company – not submitted
- g. Recreation Committee – Chair Meisner provided an extended verbal report about various programs and events sponsored by the Rec. Committee. He also asked that Facility Use Applications he received for Bethlehem Presbyterian Church and Delaware Valley Youth Ultimate be approved.

Mrs. Cherney made a motion to approve the above-mentioned use applications contingent on Mr. Meisner submitting them to the Clerk.

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

MINUTES OF REGULAR MEETING June 18, 2025

Mr. Wunder		X	X			
Mr. Stiger			X			
Dr. DeGiralamo			X			

Motion Carried

- h. Environmental Commission – no report
- i. Engineer’s Report
 - Perryville Road Sections 4A and 4B Project – in contact with the contractor addressing outstanding issues.
 - Main Street, Pattenburg project – work began yesterday and should be finished by Friday, June 20th.
 - Wash Bay, Garage Roof Project – plan for the project is almost completed. Would like to meet with a committee member(s) to review the plan.
 - Baptist Church Road Sections 4 & 5 Project – provided an update.
 - NJDOT Municipal State Aid 2026 Grant Application for Main Street in Jutland – will be filing the application along with the resolution which is on tonight’s agenda for approval.
 - MS-4 stormwater permit – following NJ DEP inspection the Township has 60 days to comply with findings. There were only a couple of minor recommendations.
 - Deer Hill Road Project - will try to expedite the project. Inlets restoration will be added to the scope of the project.

Mayor DeGiralamo said that he was contacted by PVFC with concerns about construction equipment used for Main Street Pattenburg blocking ingress and egress to their parking lot. Briefly discussed.

8. CORRESPONDENCE/WRITTEN COMMUNICATIONS –

Mrs. Cherney said that she was contacted by a resident who is regularly jogging on Race Street with concerns that the road is being used as a shortcut for construction trucks, specifically the ones used at the Rolling Hills Development. Mrs. Cherney contacted the State Police and was told that Troopers would be patrolling the area during morning hours.

Mr. Wunder stated that he received positive feedback from residents about the mental awareness presentation at last month’s meeting. He would like to schedule another presentation for the month of September.

9. PUBLIC COMMENTS – none at this time

10. PUBLIC HEARING –

ORDINANCE #2025-3

AN ORDINANCE APPROPRIATING THE SUM OF \$575,000 CURRENTLY LOCATED WITHIN THE GENERAL CAPITAL FUND, CAPITAL IMPROVEMENT ACCOUNT, OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY, FOR IMPROVEMENTS TO DEER HILL ROAD, HILL TOP ROAD AND FAWN WAY

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		X			
Dr. DeGiralamo			X			

Motion Carried

To close Public Hearing

Voice 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

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

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 18 day of June 2025. The Ordinance was then ordered to be published according to law. Notice is hereby given that the said Ordinance will be considered for final passage at a public hearing to be held on the 16 day of July, 2025, at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, at which time all interested parties will be heard.

 Ella M. Ruta, Municipal Clerk

ORDINANCE 2025-4

**AN ORDINANCE AMENDING THE CODE OF THE
 TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY,
 REGARDING DOG LICENSING FEES**

WHEREAS, the Township Committee has determined that certain fees, costs and charges set forth in the Union Township Code have not been changed in many years, and that revisions to same are necessary and warranted;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Union, in the County of Hunterdon, State of New Jersey that the Union Township Code is hereby amended as follows:

I. Amend Section 5-2.2 to read as follows:

Section 5-2.2 License and Registration Fees.

- a. Persons applying for an annual dog license and registration tag shall pay the sum of seventeen (\$17.00) dollars for an altered and twenty (\$20.00) dollars for unaltered dog.
- b. There shall be a twenty (\$20.00) dollar late fee for dog licenses issued on or after February 1 of each year.

Repealer. All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency.

Effective Date. This Ordinance shall take effect after final passage, adoption and publication according to law.

Attest:

Ella M. Ruta, Clerk

David DeGiralamo, Mayor

First Reading: June 18, 2025
 Publication:
 Public Hearing: July 16, 2025
 Adoption/Published:

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

13. NEW BUSINESS

- a. **RESOLUTION #2025-67:** Certification of 2024 Annual Audit

RESOLUTION #2025-67

TOWNSHIP OF UNION, HUNTERDON COUNTY

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year **2024** has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations", and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Union, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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

- b. **RESOLUTION #2025-68:** A Resolution Appropriating the Sum Of \$225,000 (\$50,000 From A Grant Received from Hunterdon County Municipal Parks and Recreational Grant Program And \$175,000 From the Open Space Trust of Union Township, Hunterdon County, New Jersey) For Improvements, Paving and Ada Compliance of the Finn Park Walking Trail.

RESOLUTION 2025 - 68

A RESOLUTION APPROPRIATING THE SUM OF \$225,000 (\$50,000 FROM A GRANT RECEIVED FROM HUNTERDON COUNTY MUNICIPAL PARKS AND RECREATIONAL GRANT PROGRAM AND \$175,000 FROM THE OPEN SPACE TRUST OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY) FOR IMPROVEMENTS, PAVING AND ADA COMPLIANCE OF THE FINN PARK WALKING TRAIL

WHEREAS, there is currently within the 2025 Open Space Trust of the Township of Union, County of Hunterdon, State of New Jersey, at least \$175,000; and

WHEREAS, the Township Committee of the Township of Union has deemed there is a need for improvement, paving and ADA compliance of the Finn Park walking trail,

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 \$225,000 ((\$50,000 from a grant received from the Hunterdon County Municipal Park and Recreational Grant Program and \$175,000 Open Space Trust of Union Township, Hunterdon County, New Jersey) for improvements, paving and ADA compliance of the Finn Park Walking Trail.

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

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.

Mr. Wunder asked that Payments of Bills be removed from the Consent Agenda.
Atty. Sharpe asked that the Motion to Appoint Grace Brennan Acting Deputy Clerk to Conduct Special TC 6/27/25 meeting be removed.

- c. **RESOLUTION #2025-69:** Resolution in Support of the Sidney Road Bridge Over Lehigh Valley Main Line Railroad Project

RESOLUTION # 2025-69

RESOLUTION IN SUPPORT OF THE SIDNEY ROAD BRIDGE OVER LEHIGH VALLEY MAIN LINE RAILROAD PROJECT

WHEREAS, it has been determined that the Sidney Road Bridge over Lehigh Valley Main Line Railroad is in need of replacement due to the poor condition of the superstructure; and

WHEREAS, the Federal, State, County and Township government entities have been consulted on this project and are in agreement as to the work that must be done; and

WHEREAS, this project is currently in the Final Design phase and is expected to begin construction in 2027 pending funding availability; and

WHEREAS, due to the restrictive width of the existing bridge and the active railroad track beneath, it is proposed to close the roadway during construction, with traffic to be detoured to Pittstown Road and Quakertown Road; and

WHEREAS, as part of the conditions for the bridge replacement project, the Mayor and Township Committee must pass a resolution supporting the project; and

WHEREAS, the NJ Department of Transportation will develop the staging plans that best meets the needs of all roadway users.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of Union Township, Hunterdon County, New Jersey, through the passage of this resolution supports the replacement of the Sidney Road Bridge over Lehigh Valley Main Line Railroad; and

BE IT FURTHER RESOLVED that Union Township understands the NJ Department of Transportation will coordinate construction staging of the project of the Sidney Road Bridge over Lehigh Valley Main Line Railroad project.

d. **RESOLUTION #2025-70**: Creating and Implementing a Long-Range Plan to Address Drainage Issues

Resolution #2025-70

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS DRAINAGE ISSUES

WHEREAS, the Township Committee declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

WHEREAS, the New Jersey Tort Claims Act, N.J.S.A. 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements, which limitation of liability is commonly known as “scarce resource immunity”; and

WHEREAS, the New Jersey Legislature in N.J.S.A. 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that: “The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.”; and

WHEREAS, N.J.S.A. 59:2-3 (c) provides: “A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services”; and

WHEREAS, N.J.S.A. 59:2-3 (d) provides: “A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable”; and

WHEREAS, this Resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

WHEREAS, the Township Committee hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

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

MINUTES OF REGULAR MEETING June 18, 2025

1. The Township Committee shall direct that the Township Engineer to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. The Township Committee shall direct the Township Engineer to prepare a Watershed Improvement Plan Report including:
 - a. A summary of proposed flood prevention improvement projects, both public and private.
 - b. The proposed implementation schedule.
 - c. Costs, broken down by project and year.
 - d. Funding opportunities.
3. Each year, as part of the annual budget process, the Township Committee may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the Township Committee may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the Township Committee may identify the work that can be completed and the work that cannot be completed or addressed.
6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
7. Every two years, the Township Committee may direct that the Township Engineer to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.

This Resolution shall be effective immediately.

- e. **RESOLUTION #2025-71:** Authorizing a Developer's Agreement with Bonnell Properties LLC for Development of the Property Located at 2 Route 513, Clinton, NJ, Designated as Block 24.01, Lot 1 on the Union Township Tax Map

Resolution #2025-71

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A DEVELOPER'S AGREEMENT WITH BONNELL PROPERTIES, LLC FOR DEVELOPMENT OF THE PROPERTY LOCATED AT 2 ROUTE 513, CLINTON, NJ, DESIGNATED AS BLOCK 24.01, LOT 1 ON THE UNION TOWNSHIP TAX MAP

WHEREAS, Bonnell Properties, LLC (the "Developer") received preliminary and final major site plan approval with variance and design waiver relief in connection with a three-phase project to renovate an existing single-family dwelling and convert it into a tavern on the property located at 2 Route 513, Clinton, NJ, designated as Block 24.01, Lot 1 on the Union Township Tax Map, subject to the execution of a Developer's Agreement with the Township of Union; and

WHEREAS, the Developer is proceeding with such approvals in accordance with the applicable ordinances and rules and regulations of the Township of Union and its agencies; and

WHEREAS, the Township of Union and the Developer have negotiated an acceptable Developer’s Agreement, attached hereto as Exhibit A.

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 Developer’s Agreement attached hereto and incorporated herein as Exhibit A is hereby approved.
2. The Mayor and Clerk are authorized to execute said Agreement upon submission by the Developer of the following items:
 - a. Submittal of Certificates of Insurance disclosing public liability insurance amounting to not less than \$3,000,000.00 for each person and \$300,000.00 for property damage.
 - b. Submittal of a 10% cash bond in the amount of \$1,524.00.
 - c. Submittal of a 90% surety guarantee in the amount of \$13,716.00.
 - d. Submittal of a 5% inspection escrow in the amount of \$13,133.90.
3. The Developer shall comply with all other terms and conditions of Planning Board Resolution Number 22-10.

This Resolution shall be effective immediately.

Ella Ruta, Township Clerk

David DeGiralamo, Mayor

DEVELOPER’S AGREEMENT

GRANTING OF PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE AND DESIGN WAIVER RELIEF FOR A THREE-PHASE PROJECT TO RENOVATE AN EXISTING SINGLE-FAMILY DWELLING AND CONVERT IT TO A TAVERN

THIS AGREEMENT made and entered into this ____ day of _____, 2025, by and between:

**BONNELL PROPERTIES, LLC
P.O. BOX 51
ANNANDALE, NJ 08801
 (“Developer”)**

AND

**THE TOWNSHIP OF UNION
a Municipal Corporation of
the State of New Jersey
with offices located at
140 Perryville Road
Hampton, NJ 08827**

(“Township”)

WITNESSETH:

MINUTES OF REGULAR MEETING June 18, 2025

WHEREAS, the Developer has acquired title to all that certain tract or parcel of land designated as Block 24.01, Lot 1 on the Official Tax Map of the Township of Union, and which is located at 2 Route 513, Clinton, NJ 08809 (“Property”); and

WHEREAS, the Developer applied to the Township Planning Board (“Planning Board”) for preliminary and final major site plan approval with variances in connection with a three-phase project to renovate an existing single-family dwelling and convert it into a tavern (“Application”) on the Property; and

WHEREAS, the Application was heard by the Planning Board at properly noticed public hearings held on January 12, 2023 and January 26, 2023; and

WHEREAS, in conjunction with the hearing, the Developer submitted to the Planning Board the plans and documents specified in Planning Board Resolution No. 22-10, adopted on January 26, 2023, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Planning Board approved the Application, as memorialized by Resolution No. 22-10; and

WHEREAS, thereafter, the Developer submitted a revised Site Plan dated December 18, 2024, which addressed certain conditions set forth in Resolution No. 22-10; and

WHEREAS, the Developer desires to comply with the terms and conditions of such approval; and

WHEREAS, the Developer and the Township (“the Parties”) desire to enter into a Developer’s Agreement (“Agreement”), which would provide for the completion of the various improvements and obligations required by the approval and accordingly, the Parties wish to express by this Agreement their acceptance of the conditions, safeguards and limitations under which any on-site and/or any off-site construction, or contributions in lieu thereof, will proceed; and

WHEREAS, the Township requires the posting the following: a 10% cash bond in the amount of \$1,524.00, a 90% surety guarantee in the amount of \$13,716.00, and a 5% inspection escrow in the amount of \$13,133.90 (which inspection escrow may be posted in 25% installments); and

WHEREAS, the Township also requires the Developer to submit a Certificate of Insurance disclosing public liability insurance of \$3,000,000.00 per person and \$300,000.00 for property damage before execution of this Agreement.

NOW, THEREFORE, in consideration of the issuance of building permits by the Township, it is mutually agreed by and between the Parties hereto, as follows:

PLANNING BOARD RESOLUTION 22-10 APPROVALS

1. The Property shall operate under a limited brewery license from the State of New Jersey only.
2. The Developer shall revise the plans to depict three phases of the project, two located within Union Township and approved by this Resolution, and the third phase located entirely outside of Union Township, to the satisfaction of the Board Engineer. **SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.**
3. The Developer shall provide easements for stormwater management facilities to the satisfaction of the Board Engineer and the Board Attorney;
4. The Developer shall maintain the DOT culvert improvements and the retaining wall for the

MINUTES OF REGULAR MEETING June 18, 2025

- adjoining property, to the extent that each is located within the Township of Union, until and unless the Applicant has within one year of the issuance of a CO dedicated one or more easements to one or more responsible entities which have accepted responsibility for the maintenance and improvement of the DOT culvert improvements and the retaining wall for the adjoining property, to the satisfaction of the Board Engineer;
5. The Developer shall document all structural and non-structural storm water measures on attachment D - Major Development Stormwater Summary as posted on the NJDEP website, to the satisfaction of the Board Engineer;
 6. The Developer shall satisfy the Board Engineer's comments on the stormwater management design and calculations plan prior to construction, to the satisfaction of the Board Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 7. The Developer shall provide "as-built" plans to the satisfaction of the Board Engineer prior to any issuance of a TCO/CO and release of performance guarantees.
 8. The Developer shall provide groundwater mounding analysis to ensure that infiltration into the subsoil will not cause adverse hydraulic impacts in accordance with the NJDEP BMP Manual Chapter 13, to the satisfaction of the Board Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 9. The Developer shall amend the site plan to provide for additional landscaping, to the satisfaction of the Board Planner. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 10. The Developer shall amend the lighting plan to include a minimum of five decorative fixtures, the remaining fixtures may consist of those depicted on the site plan, to the satisfaction of the Board Planner. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 11. All exterior lighting on the Property shall be of similar color and intensity, to the satisfaction of the Board Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 12. The exterior lighting on the Property shall be dimmed to a not more than 50% of its maximum intensity, or shut off entirely, when employees are not present.
 13. Developer shall amend the lighting plan to depict the lighting intensity after installation, to the satisfaction of the Board Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 14. The Developer shall provide striping and signing associated with proposed driveways, to the satisfaction of the Board Traffic Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 15. The Developer shall provide some form of speed control along the main entrance driveways, to the satisfaction of the Board Traffic Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
 16. The Developer shall comply with all recommendations contained in the December 14, 2022 review memorandum from the Board Planner, to the satisfaction of the Board Planner. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.

MINUTES OF REGULAR MEETING June 18, 2025

17. The Developer shall comply with all recommendations contained in the November 07, 2022 review memorandum from the Board Engineer, to the satisfaction of the Board Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
18. The Developer shall comply with all recommendations contained in the January 06, 2023 review memorandum from the Board Traffic Engineer, to the satisfaction of the Board Traffic Engineer. SATISFIED BY REVISED SITE PLAN DATED DECEMBER 18, 2024.
19. The grant of this application shall not be construed to reduce, modify or eliminate any requirement of the Township of Union Land Use Ordinance, other Township Ordinances, or the requirements of any Township agency, board or authority, except as specifically stated in this Resolution.
20. The grant of this application shall not be construed to reduce, modify or eliminate any requirement of the State of New Jersey Uniform Construction Code.
21. Developer shall contact the New Jersey One Call System, "Call Before You Dig", at 811 or 1-800-272-1000 at least three business days prior to construction.
22. All fees assessed by the Township of Union for this application and the hearing shall be paid prior to any construction.

ADDITIONAL REQUIREMENTS

23. The Developer shall comply with and adhere to any and all Township rules, regulations and ordinances applicable to this development application.
24. The foregoing is subject to review of, approval by, and requirements imposed by, such other federal, State, County and local bodies that shall have jurisdiction over the development.
25. To the extent applicable, the Developer shall seek and obtain all necessary and required permits from such federal, State, County and local entities that shall have jurisdiction over the development.
26. To the extent required, the Developer shall be required to conform to and pay all fees associated with Union Township Code § 30-27, Development Fees for Affordable Housing Contribution, which shall be applied in accordance with its terms and/or the Statewide Nonresidential Development Fee Act.
27. The Developer shall deposit with the Township the following: a 10% cash bond in the amount of \$1,524.00, a 90% surety guarantee in the amount of \$13,716.00, and a 5% inspection escrow in the amount of \$13,133.90 (which inspection escrow may be posted in 25% installments).
28. The Developer shall submit to the Township a Certificate of Insurance disclosing public liability insurance of \$3,000,000.00 per person and \$300,000.00 for property damage before execution of this Agreement.
29. Prior to construction, the Developer must arrange for a preconstruction meeting with the Township Engineer/Planner and other Township representatives, as needed.
30. To the extent required, the Developer shall secure Zoning Permits from the Township's Zoning Officer.

MINUTES OF REGULAR MEETING June 18, 2025

31. To the extent required, the Developer shall submit revised Plans to reflect the changes the Developer agreed and/or those modifications that were required by the Planning Board or the Planning Board's experts.

32. Except to the extent otherwise set forth in Planning Board Resolution 22-10, the Developer shall comply with the recommendations of the various reports that have been submitted by the Board's professionals.

33. The Developer shall be bound to comply with all representations made before this Board by the Developer or the Developer's professionals and all conditions imposed by the Board during the course of the public hearings on the application and the same are incorporated herein and are representations upon which this Board has relied in granting the approvals set forth herein and shall be enforceable as if those representations were made conditions of this approval.

34. All of the work and improvements set forth above under the terms of this Agreement shall be completed within twenty-four (24) months from the date hereof and the Developer may apply for additional time, which request will not be unreasonably withheld, delayed or conditioned. Should the Developer fail, refuse or neglect to complete to the reasonable satisfaction of the Township, all of said work and improvements within the time limit aforesaid, then the Township shall be free, to take whatever legal steps the Township desires, giving the Developer fifteen (15) days' notice prior to taking any legal steps, including an action on the bond, in order to secure the satisfactory completion of the work and improvements called for herein. In so doing, the Township may contract for the completion of the said improvements or may do the same with its own labor and materials and the cost and completion of said improvements should be chargeable against the Developer and/or its performance bond. Should the performance bond prove to be insufficient, then the Developer should be liable for the difference. This should not restrict the Township in any way whatsoever and should the Township so desire, it may proceed against the Developer without having first proceeded against its bond.

35. Upon default by the Developer, its successors and assigns, the Township shall be entitled to all rights and remedies provided by N.J.S.A 40:55D-53. A default shall occur if the developer: (1) delays completion of work beyond the time limit set forth in this Agreement; (2) delays completion of the work after notice by the Township to proceed as set forth in this Agreement; (3) departs from the requirements of the Plans, resolutions, specifications, rules, regulations, statues, or ordinances without the consent of the Township; or (4) commits an act of insolvency or bankruptcy or apply for receivership or otherwise fails to meet its obligations under this Agreement. All remedies available to the Township in the event of default are cumulative. Notice of default shall be served upon the Developer and the Developer's Attorney.

36. The Developer further agrees that this Agreement shall be binding upon it and its successors or assigns, notwithstanding the fact that it may sell, transfer, encumber or otherwise dispose of the premises or any portion thereof constituting the development and performance bonds called for herein shall remain in full force and effect in any such event.

37. The Developer agrees to indemnify and hold harmless the Township from any and all claims arising from the installation of the improvements required by this Agreement.

38. In the event that the Developer shall violate the terms and conditions of this Developer's Agreement, the Township may withhold the issuance of a Certificate of Occupancy for the improvements covered by this Agreement, as well as refuse to release performance maintenance bonds, etc. and/or issue a "Stop Work Order" for the improvements covered by this Agreement.

39. Developer shall record this Agreement with the Hunterdon County Clerk's Office at the Developer's sole expense, and timely provide proof of recording to the Township Clerk.

IN WITNESS WHEREOF, the said parties have hereunto caused these presents to be signed by their proper corporate officers and have caused their proper seal to be hereunto affixed the day and year first above written.

[SIGNATURES ON NEXT PAGE]

ATTEST: TOWNSHIP OF UNION

Ella Ruta, Township Clerk

David DeGiralamo, Mayor

ATTEST: BONNELL

- f. **RESOLUTION #2025-72:** Approval to Submit a Grant Application and Execute a Grant Contract with the NJ DOT for the MA-2026 Main Street – Jutland Resurfacing Project

Township of Union

Resolution No. 2025-72

Resolution: Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the MA-2026 Main Street - Jutland Resurfacing project.

NOW, THEREFORE, BE IT RESOLVED that Council of Union Township formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026-00015 to the New Jersey Department of Transportation on behalf of Union Township.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Union Township and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

- g. **RESOLUTION #2025-73:** Escrow Refund – Block 28, Lot 19.01

RESOLUTION 2025-73

ESCROW REFUND
Benjamin Silverman and Priscilla Modrov
Block 28 Lot 19.01
304 Hidden Meadow Lane
Hamton, NJ 08827
Application 2025-002

WHEREAS, Benjamin Silverman and Priscilla Modrov did post an escrow account for board application number 2025-002, and

WHEREAS, the application has been withdrawn, and

WHEREAS, there is a remaining balance of \$1,095 in the escrow account

NOW, THEREFORE, BE IT RESOLVED that the balance of this escrow account, in the amount of \$1,095 be refunded to Benjamin Silverman and Priscilla Modrov.

h. **RESOLUTION #2025-74:** 2025 – 2026 Liquor License Renewal – Mountain View Chalet

RESOLUTION #2025-74

**UNION TOWNSHIP, HUNTERDON COUNTY
2025-2026 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2025; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and deliver such license to the following licensee:

Name & Trade Name: Gatanis & Fokas Foods Inc.
t/a Mountain View Chalet

Location & Mailing Address: 154 Route 173 West
Asbury, NJ 08802

License #: 1025-33-005-004

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

i. **RESOLUTION #2025-75:** 2025 – 2026 Liquor License Renewal – Clinton Station Diner

RESOLUTION #2025-75

**UNION TOWNSHIP, HUNTERDON COUNTY
2025-2026 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL**

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2025; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Myriel Restaurant LLC
t/a Clinton Station Diner

Location Address: 2 Bank Street, Union Township/Hunterdon County, NJ 08809

License #: 1025-33-007-009

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

j. **RESOLUTION #2025-76:** 2025 – 2026 Liquor License Renewal – Pattenburg Inn

**RESOLUTION #2025-76
UNION TOWNSHIP; HUNTERDON COUNTY**

**2025-2026 PLENARY RETAIL CONSUMPTION LICENSE; with Conditions
Legacy East, LLC t/a Pattenburg House**

BE IT RESOLVED, by the Township Committee of the township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union effective July 1, 2025 and

BE IT FURTHER RESOLVED that the Municipal Clerk, or her duly authorized agent, is hereby authorized to execute, issue and deliver such license to the following licensee with the Special Conditions noted below:

NAME & TRADE NAME: Legacy East, LLC
t/a Pattenburg House

LOCATION & ADDRESS: 512 County Road 614
Asbury, NJ 08802

LICENSE NUMBER: 1025-33-004-011

Special Conditions:

1. All doors and windows, in the building, must be closed while music, live or recorded, is being played.
2. Live music shall not be played within the confines of the building at any other time than Thursday, Friday, Saturday or Sunday.
3. The petitioner shall provide a security person on all dates and at all times that live music is being played at the licensed premises.
4. The patio and deck adjacent to the Pattenburg House may be utilized for lunches and dinners with the deck and patio to be closed and all patrons removed there from by 10:00 p.m. every evening. All food orders and service shall terminate by 9:00 p.m. each evening.
5. The Pattenburg House is limited to 92 seats (persons to be served) and such patron count shall not be increased in the utilization of the patio and deck and the total seating capacity for service of patrons shall be 92 seats, including the patio, deck and restaurant/bar areas of the Pattenburg House.
6. The only egress onto the patio and deck area after 10:00 p.m. shall be for “emergency exit” purposes only, and the outside gate to the deck shall be locked after 10:00 p.m. so that no entrance can be gained to the patio and deck area.
7. The door to the deck and patio area from inside the Pattenburg House shall be clearly marked as an emergency door.
8. The front door of the Pattenburg House shall not be propped or maintained in an open condition at any time that entertainment is performing.
9. The parking lot will be striped.

BE IT RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

- k. **RESOLUTION #2025-77**: 2025 – 2026 Liquor License Renewal – The Farmhouse

RESOLUTION #2025-77

UNION TOWNSHIP, HUNTERDON COUNTY

2025-2026 PLENARY RETAIL CONSUMPTION LICENSE – RENEWAL

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Consumption License be issued in the Township of Union to be effective on July 1, 2025; and

BE IT FURTHER RESOLVED that the Municipal Clerk or his/her duly authorized agent is hereby authorized to execute, issue and delivery such license to the following licensee:

Name & Trade Name: Grand Colonial Operations LLC
t/a The Farmhouse at the Grand Colonial

Location & Mailing Address: 86 West Highway 173
Hampton, New Jersey 08827

License #: 1025-33-002-008

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

- l. **RESOLUTION #2025-78**: 2025 – 2026 Liquor License Renewal – Perryville Wine & Spirits LLC

RESOLUTION #2025-78

UNION TOWNSHIP, HUNTERDON COUNTY

2025-2026 PLENARY RETAIL DISTRIBUTION LICENSE – RENEWAL

BE IT RESOLVED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that the following Plenary Retail Distribution License be issued in the Township of Union to be effective on July 1, 2025; and

BE IT FURTHER RESOLVED that the Municipal Clerk of his/her duly authorized agent is hereby authorized to execute, issue and deliver such license to the following licensee:

Name & Trade: Perryville Wine & Spirits LLC
t/a Perryville Wine & Spirits

Location & Mailing Address: 72 Route 173 West
Hampton, NJ 08827

License #: 1025-44-008-004

BE IT FURTHER RESOLVED, that a copy of this resolution, certified to be a true copy by the Municipal Clerk, be forwarded to the Division of Alcoholic Beverage Control.

- m. **Motion to Approve** – Annual License Renewal Application – Aladdin Kennels
- n. **Motion to Approve** – Pilgrimage from Ss. Peter & Paul Church going through the Township on Friday, August 8, 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

End of Consent Agenda

- o. **Motion to Approve** – Appointing Grace Brennan Acting Deputy Clerk to conduct June 27, 2025 Special TC Meeting. Atty. Sharpe explained that the Clerk might have a technical difficulty connecting and opening the meeting.

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

p. **Payment of Bills**

Mr. Wunder questioned the following invoices:

\$20,000 from the Twp. Engineer’s Office for Highlands Planning Assessment. CFO Brennan explained that the funds will be reimbursed by Highlands.

Purchase of hardware by the Dept. of Roads & Facilities for a roadside mower. CFO Brennan stated that it is for the mower with an extended arm.

\$775.00 for cleaning Municipal Bldg. and the Garage. Mr. Wunder said that the Committee should look into reducing the cost. CFO Brenna said that this cleaning services has not raised the price in a few years and that the May invoice is for five weeks of cleaning.

Aerial topography survey, one for \$3,120.00 and \$4,000.00. Mrs. Cherney said that work and a fee amount were agreed upon by the Committee at a prior meeting.

\$6,772.00 for the garage roof. Engineer Clerico explained the charges. Mr. Scott said that the garage roof and wash bay project has been combined into one project.

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

- q. **Discussion** – HVAC at the Municipal Building

Mr. Scott briefly explained the current condition of HVAC system at the Municipal Bldg. He said that Mr. Severino, owner of Airpro Heating & Cooling Inc. who was in the building on Election Day was able to make the air conditioning component of the system operational. Mr. Scott provided details of what Mr. Severino did to make it work and what parts are needed replacing to ensure the system stays operational. After brief comments from Committee members the CFO proposed a long-term solution to finance and address the mold issue. The Committee agreed to move forward with Mr. Severino’s recommendations to keep the system operational. Committee members expressed their appreciation and thanks to Mr. Severino for the service he provided. Mr. Scott emphasized the importance of regular maintenance of the entire Municipal Facilities.

The following motion was introduced for approval:

To authorize Mr. Severino to bring the system to operational level by purchasing and replacing necessary parts.

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

14. REPORTS

a. **Attorney’s Report** – virtual TC Special Meeting has been scheduled for June 27, 2025 via zoom, UT PL. Bd. will be adopting Housing Element & Fair Share Plan this month. Immediately after the Township Committee will be endorsing that plan by a resolution which will be submitted to the State on or before June 30, 2025. Affordable Housing Litigation, Contract Negotiation with PS Construction and 77 Perryville Rd. Litigation will be discussed in Executive Session tonight.

b. **Mayor’s Report**

- Gave a brief overview of activities and participation of many vendors at Finn Fest.
- Was invited by Union Gap and Union Hill HOA to speak at their meeting. The mayor said that he and a committee member will be visiting the community again and asked that a few copies of the Township Newsletter are delivered to the Clubhouse.
- Will be moving forward with plans to establish farmers market in Union Twp. as more people are interested in volunteering. Met with the former Mayor of Alexandria Twp. who suggested a joint market at alternating locations.
- Mentioned doing “The Township Inspiration Project” with Middle School students in September.

c. **Committee Reports**

Mr. Stiger reported the following:

- Messrs. Scott, Ford and Stiger met with Corey Piasecki, Planner for NJ Highlands Council to discuss the Township conformance to the Highlands Regional Master Plan.
- Mentioned that the new formula was developed by SADC to calculate the value of the land that would be preserved as farmland. He said the new formula pays 80 to 90 percent of the market value. Mr. Stiger stated there are three farms in the Township, which are currently targeted for preservation by the agricultural advisory committee.

Mr. Scott reported the following:

- Explained benefits that would be provided by Highlands Council after conformance to the Regional Master Plan and they could include financial, consulting and legal representation

Mrs. Cherney reported the following:

- Thanked Mr. Scott for the time and effort he put into ensuring that there is a working HVAC system
- Hunterdon Games have been scheduled for August 23, 2025.
- Book Bins will be placed as soon as next week. Before books are destroyed all effort will be made to donate or find them homes. The Township will be paid by the weight. Mrs. Cherney will stop by to choose the location.
- An interview with a candidate for the CFO position has been scheduled for next week.
- Congratulated Barb Thomas for receiving her certification as Planning and Zoning Administrator. After speaking with CFO Brennan Mrs. Cherney recommended that Mrs. Thomas be compensated \$2,000.00 effective July 1, 2025 for obtaining the certification.

The following motion was introduced for approval:

To increase Barbara Thomas’s salary by \$2,000.00 effective July 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

Mr. Wunder reported the following:

- Neighborhood Watch – no incidents to report
- Received positive feedback on posting Recycling Calendar on the Township website.
- Will be contacting Barbara Thomas regarding posting Mental Health and Suicide Awareness information on the Township website.
- Thanked Mr. Scott for applying for a grant offered through the County that will provide funding to purchase speed signs.

d. Finance Officer –

- Working on finding a suitable candidate to fill the Finance Officer position.
- 2024 Audit – no recommendation therefore no corrective action plan needed.

15. PUBLIC COMMENTS –

Eric Meisner, a resident, asked about ordinance updating dog licensing fees. CFO Brennan explained that licensing fees must be increased by \$5.00 to offset expenses. Also, questioned threshold for purchases/services. CFO Brennan clarified State regulations and regulations set by previous Committees.

16. EXECUTIVE SESSION

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. Attorney/Client Privilege - Affordable Housing
2. Contract Negotiations - PS Construction/Rolling Hills
3. Litigation – 77 Perryville Road Dam

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 June 18, 2025, at 8:28 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.

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

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

Motion Carried

Motion to come out of Executive Session at 9:13 pm

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

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 9:14 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

