MEETING MINUTES OF THE UNION TOWNSHIP COMMITTEE
MEETING DATE: August 20, 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

	Present	Absent
Mr. Scott	X	
Mrs. Cherney	X	
Mr. Wunder	X	
Mr. Stiger	X	
Dr. DeGiralamo	Via phone	

Also present: Susan Sharpe, Robert Clerico, Engineer; Grace Brennan, CFO; Barbara Thomas, Deputy Clerk; Mike Zad; Eric Meisner,

5. APPROVAL OF PRIOR MEETING MINUTES

a. Regular and Executive Session Meeting Minutes of July 16, 2025

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

6. VISITORS – None present

7. REPORTS RECEIVED

a. State Police, Trooper DeLorenzis provided a verbal report regarding investigations, vehicle stops and accidents.
b. Road Dept.- Week Ending; 7/11/25; 7/18/25; 7/25/25; 8/01/25; 8/08/25
c. Animal Control Officer – July 2025
d. Municipal Court – not submitted
e. Zoning Officer – July 2025
f. Pattenburg Volunteer Fire Company – not submitted. Copies were made and distributed to the TC just prior to meeting.
g. Recreation Committee – Chair Meisner requested approval to have fields A & B leveled and make a field where the volleyball nets are with an estimate of $22,965 last year's estimate for same work was just over $30,000. Mr. Meisner gave an update on next year's summer camp and is looking for necessary approvals by TC in September or October. Slight delays are taking place with the walking trails based on bid specs, but things are moving forward with that. Soccer setup is this Sunday from 8:00 to 10:00 am weather pending, extra hands are appreciated. Registration is open for the Color Run, Fall Martial Arts, Fall Junior Alliance Fencing program and Yoga in the Park classes.

Mrs. Cherney made a motion to approve the new lesser charge for the repair and releveling of fields A & B as well as the ancillary additional field and all additional work associated with that.

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			

h. Environmental Commission – Mrs. Cherney stated nothing to report.

i. Engineer's Report

- Perryville Road – provided an update on progress.
- Main Street Pattenburg – in the process of closing out this project.

- Wash Bay – hoping to have bid specs advertised before the September meeting.
- Baptist Church Road (section 4 & 5) – Resolution awarding a contractor is on the agenda tonight.
- MS-4 stormwater permit – plan needs be filed with DEP by end of the year – on target.
- Finn Road Park Walking Trail – field work done – working on design and specs.
- Deer Hill Road Project – Resolution awarding a contractor is on the agenda tonight.

At this time the Attorney asked that the earlier motion approving the fields be memorized by the following Resolution #2025.

Resolution #2024-84

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A CONTRACT FOR FINN ROAD PARK FIELD IMPROVEMENTS TO NATURAL GREEN LAWN CARE IN THE AMOUNT OF $22,965 THROUGH ESCNJ COOP CONTRACT #24/25-25

WHEREAS, in 2024 the Township Committee approved a project for Finn Road Park field improvements at Fields A and B, and the PreK volleyball field area (the "Project"), at a cost of up to $30,908, which reflected an original estimate from Natural Green Lawn Care, an ESCNJ coop-approved vendor; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11 and N.J.A.C. 5:34-7.29(c), the Township may by resolution and without advertising for bids, purchase any goods and services under a Cooperative Pricing System of which the Township is a member; and

WHEREAS, due to timing constraints, the project was delayed, and in the interim the Recreation Department Director conducted additional due diligence to clarify details about the Project, resulting in a decrease in the proposal amount to $22,965, per the attached proposal dated August 18, 2025, under ESCNJ Coop Contract #24/25-25; and

WHEREAS, the Recreation Department Director has indicated that the project is ready to move forward, and has requested that the Township Committee authorize a contract with Natural Green Lawn Care in new amount of $22,965; and

WHEREAS, the Township Committee has reviewed the proposal and desires to move forward with the Project and authorize the contract; and

WHEREAS, the Township's Chief Financial Officer has certified that funds are available for this purpose, which funds will be taken from the Open Space Trust Fund; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. §40A:11-1 et seq.) requires that the resolution authorizing the award of contracts without competitive bids and the contract itself be available for public inspection.

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 contract in the amount not to exceed $22,965 for the Finn Road Park field improvement project is hereby awarded to Natural Green Lawn Care, per their proposal dated August 18, 2025 attached hereto, through ESCNJ Coop Contract # 24/25-25.
2. The Mayor and Clerk are authorized and directed to execute the contract.
3. A copy of this Resolution shall be provided to the Township's Chief Financial Officer and to Natural Green Lawn Care for their information and guidance.

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			

8. CORRESPONDENCE / WRITTEN COMMUNICATIONS

Mr. Stiger referenced a letter from NJ Water Authority that will be reviewed in Executive Session.
Mr. Scott referenced a letter from Elizabethtown Gas regarding rate increases.
Mr. Scott also mentioned a letter from FEMA regarding flood insurance rates.

9. PUBLIC COMMENTS

Township resident Karen Wisnosky asked about cracks in the pavement on Deer Hill Lane. Mr. Clerico will reach out to the contractor.

10. PUBLIC HEARING

ORDINANCE #2025 - 5

AN ORDINANCE APPROPRIATING THE SUM OF $110,000 CURRENTLY LOCATED WITHIN THE CAPITAL IMPROVEMENT FUND OF THE GENERAL CAPITAL FUND OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY FOR THE PURCHASE OF A COMPACT EXCAVATOR WITH TRAILER

To open

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

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

Motion Carried

To approve

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

11. UNFINISHED BUSINESS – Nothing

12. NEW ORDINANCE – 1ST Reading - Nothing

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 #2025-85:** Application Approving for Fireworks Display Permit – Hunterdon Developmental Center on Friday, September 12, 2025, Rain Date: Thursday, September 18, 2025

RESOLUTION # 2025-85

THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO APPROVE A FIREWORKS DISPLAY AT THE HUNTERDON DEVELOPMENTAL CENTER NJ DHS) ON SEPTEMBER 12, 2025; RAIN DATE, SEPTEMBER 18, 2025

WHEREAS, the Hunterdon Developmental Center have scheduled an entertainment event for their residents on September 12, 2025, rain date, September 18, 2025; and

WHEREAS, the Hunterdon Developmental Center wishes to present a fireworks display at the event; 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 on New Jersey and as required by the Township of Union:

- Confirmation that the Clinton 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 Friday, September 12, 2025; rain date, Thursday, September 18, 2025 to be held at the Hunterdon Developmental Center.

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

b. **RESOLUTION #2025-86:** Chapter 159 – NJ Highlands Plan Conformance Grant Housing Element & Fair Share Plan

RESOLUTION 2025 - 86

CHAPTER 159 RESOLUTION
STATE OF NEW JERSEY
HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
PLAN CONFORMANCE GRANT
HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union in the County of Hunterdon, New Jersey, hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of $25,000, which is now available from NJ Highlands Protection and Planning Council Plan Conformance Grant in the amount of $25,000.

BE IT FURTHER RESOLVED that the like sum of $25,000 is hereby appropriated under the caption NJ Highlands Plan Conformance Grant Other Expenses; and

BE IT FURTHER RESOLVED that the above is the result of funds from the State of New Jersey Highlands Water Protection and Planning Council in the amount of $25,000.

c. **RESOLUTION #2025-87:** Excavation Bond Refund – Ryan Homes, 10&12 Glacier Way

RESOLUTION 2025 - 87
Excavation Bond Refunds
Ryan Homes
Block 22 Lot 27.09, 10 Glacier Way
Block 22 Lot 27.10, 12 Glacier Way

WHEREAS, Ryan Homes, did post excavation bonds in the amount of $500.00 each for work performed at Block 22, Lots 27.09 and 27.10, in the Township, and

WHEREAS, the work and inspections are complete, and

WHEREAS, the Department of Community Affairs, has issued the final Certificates of Occupancy,

NOW, THEREFORE, BE IT RESOLVED, that the excavation bonds totaling $1,000, be released to RDG at Hunterdon Hills LLC, 2052 State Route 35, Suite 203, Wall Township, NJ 07719

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

d. **RESOLUTION #2025-88:** Authorizing the Application to the Hunterdon County Open Space, Farmland & Historic Preservation Trust Fund for the Following Improvements to Finn Park: Handicapped Parking, a new Welcome to Finn Park Sign, Rejuvenating of the Baseball Fields and Removable Speed Bumps for the Driveway

RESOLUTION 2025 – 88

AUTHORIZING THE APPLICATION TO THE HUNTERDON COUNTY OPEN SPACE, FARMLAND & HISTORIC PRESERVATION TRUST FUND FOR THE FOLLOWING IMPROVEMENTS TO FINN PARK: HANDICAPPED PARKING, A NEW WELCOME TO FINN

PARK SIGN, REJUVENATING OF THE BASEBALL FIELDS AND REMOVABLE SPEED BUMPS FOR THE DRIVEWAY

WHEREAS, the Hunterdon County Open Space, Farmland & historic Preservation Trust Fund, provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and

WHEREAS, the Township Committee of the Township of Union desires to further the public interest by obtaining a matching grant of $ 66,750 from the County Trust Fund to fund the project known as Improvements to Finn Park: handicapped parking, a new welcome to Finn Park sign, rejuvenating of the baseball fields and removable speed bumps for the driveway; and

WHEREAS, the Township Committee has reviewed the Municipal Park and Recreation Grant Program application and instructions, and desires to make an application for such matching grant and provide application information and furnish such documents as may be required; and,

WHEREAS, the County of Hunterdon shall determine whether the application is complete and in conformance with the scope and intent of the Municipal Park and Recreation Grant Program and the Hunterdon County Open Space Trust Fund; and

WHEREAS, the Township Committee of the Township of Union is willing to use the County Open Space Trust Fund in accordance with such rules, regulations and applicable statutes, and is willing to enter into an agreement with the County of Hunterdon for the above-named project and ensure its completion on or about the project contract expiration date.

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

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of August 29, 2025, as established by the County; and
2. That in the event of County Trust Fund award that may be less than the grant amount requested above, the Township Committee has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and
3. That the Township Committee of the Township of Union is committed to providing a 25% cash match for the project; and,
4. That only those park improvements identified and approved in the project application, its Project contract, or other documentation will be considered eligible for reimbursement.
5. That the Township Committee of the Township of Union agrees to comply with all applicable federal, state and local laws, rules, and regulations in its performance of the project; and,
6. That this resolution shall take effect immediately.

e. **RESOLUTION #2025-:** Awarding a Contract in Excess of $17,500, Pursuant to a Cooperative Purchasing Agreement and N.J.A.C. 5:34-7.11 for Rock Salt **- Removed from Consent Agenda**

f. **RESOLUTION #2025-89:** Contract Award for Baptist Church Road Section 4 & 5 Road Improvement Project to Top Line Construction Corp,

RESOLUTION #2025-89

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AWARDING A CONTRACT IN THE AMOUNT OF $434,497.22 TO TOP LINE CONSTRUCTION CORP. FOR THE ROADWAY IMPROVEMENT PLAN PROJECT FOR LTPF-2023 BAPTIST CHURCH ROAD SECTION 4 & MA-2025 BAPTIST CHURCH ROAD SECTION 5

WHEREAS, the Township of Union advertised, and subsequently received sealed bids, for the Roadway Improvement Plan for LTPF-2023 Baptist Church Road Section 4 and MA-2025 Baptist Church Road Section 5 (the "Project") on Tuesday, August 19, 2025, as outlined on the attached bid summary;

WHEREAS, two bids were received as follows:

Contractor	Base Bid
Top Line Construction Corp.	$434,497.22
Crossroads Paving	$444,748.00

; and

WHEREAS, the Township Engineer has reviewed the design of the project and found it to be in compliance with applicable roadway design and stormwater standards; and

WHEREAS, the Township Engineer reviewed the bids and determined that Top Line Construction Corp. has submitted the apparent lowest bid in the amount of $434,497.22 for the Project, and that the bid substantially complies with the bid's technical specifications; and

WHEREAS, the Township Attorney has reviewed the bid submitted by Top Line Construction Corp. 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 Top Line Construction Corp. the lowest responsive, responsible bidder; and

WHEREAS, the Township's Chief Financial Officer has certified that sufficient funds are available for this purpose.

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 Township hereby awards a contract for the Roadway Improvement Plan for LTPF-2023 Baptist Church Road Section 4 & MA-2025 Baptist Church Road Section 5 to Top Line Construction Corp., 23 Fifth Street, Somerville, New Jersey, in the amount of $434,497.22, in accordance with their bid submitted on August 19, 2025.
2. The contract is awarded as a unit-price bid contract, with final payment based upon the actual quantities installed at the unit prices bid, as outlined in the Plans and Specifications prepared by the Township Engineer.
3. This contract award is subject to review and approval by the New Jersey Department of Transportation.

g. **RESOLUTION #2025-90:** Contract Award for Deer Hill Resurfacing Project to Crossroads Paving.

RESOLUTION #2025-90

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AWARDING A CONTRACT IN THE AMOUNT OF $382,039 TO CROSSROADS PAVING FOR THE ROADWAY RESURFACING PROJECT FOR DEER HILL ROAD, HILLTOP COURT & FAWN WAY

WHEREAS, the Township of Union advertised, and subsequently received sealed bids for, the Roadway Resurfacing Project for Deer Hill Road, Hilltop Court & Fawn Way (the "Project") on Tuesday, August 19, 2025, as outlined on the attached bid summary; and

WHEREAS, four bids were received as follows:

Contractor	Base Bid
Crossroads Paving	$382,039.00
Top Line Construction Corp.	$382,141.46
Black Rock Enterprises, LLC	$405,059.27
Tilcon New York Inc.	$467,725.00

; and

WHEREAS, the Township Engineer has reviewed the design of the project and found it to be in compliance with applicable roadway design and stormwater standards; and

WHEREAS, the Township Engineer reviewed the bids and determined that Crossroads Paving has submitted the apparent lowest bid in the amount of $382,039 for the Project; and that the bid substantially complies with the bid's technical specifications; and

WHEREAS, the Township Attorney has reviewed the bid submitted by Crossroads Paving 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 Crossroads Paving the lowest responsive, responsible bidder; and

WHEREAS, the Township's Chief Financial Officer has certified that sufficient funds are available for this purpose.

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 Roadway Resurfacing Project for Deer Hill Road, Hilltop Court & Fawn Way to Crossroads Paving, 386 South St. 169, Newark, New Jersey, in the amount of $382,039, in accordance with their bid submitted on August 19, 2025.
2. The contract is awarded as a unit-price bid contract, with final payment based on the actual quantities installed at the unit prices bid, as outlined in the Plans and Specifications prepared by the Township Engineer.
3. This contract award is subject to review and approval by the New Jersey Department of Transportation.

h. **RESOLUTION #2025-91:** Authorizing Engineer working on Highlands Conformance.

Resolution #2025-91

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT

WITHOUT COMPETITIVE BIDDING TO TOWNSHIP PLANNER ROBERT J. CLERICO OF VAN CLEEF ENGINEERING FOR WORK RELATED TO A MASTER PLAN REEXAMINATION REPORT, HIGHLANDS PLAN ELEMENT, AND HIGHLANDS ORDINANCE

WHEREAS, at the request of the Township Committee, Township Planner Robert J. Clerico previously conducted a "Route 78 Corridor Land Development Assessment for Highlands Planning Area" (the "Assessment") for the purpose of determining what the protentional impact would be if the existing Highlands Planning Area along the Route 78 Corridor in the Township were converted to the Highlands Preservation Area; and

WHEREAS, on February 19, 2025 the Committee adopted the Assessment and formally petitioned the Highlands Council for Plan conformance in the Planning Area; and

WHEREAS, the Township was granted conformance by the Highlands Council on April 17, 2025; and

WHEREAS, to complete the conformance process, there is a need for Mr. Clerico to draft a Master Plan Reexamination Report and a Highlands Plan Element, and provide planning support for the Highlands Ordinance; and

WHEREAS, the Township of Union Planning Board, at its August 14, 2025 meeting, passed a motion requesting that the Township Committee authorize such work to ensure consistency with Highlands Council requirements; and

WHEREAS, Mr. Clerico has submitted a proposal dated August 18, 2025 to provide these services; and

WHEREAS, the Township Committee wishes to retain Mr. Clerico to perform these services, conditioned upon securing additional grant funding from the Highlands Council to cover the cost of the work and Mr. Clerico facilitating reimbursement from the Council; and

WHEREAS, the Township's Chief Financial Officer has certified that funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. §40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself be available for public inspection.

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

4. A contract in an amount not to exceed $22,000 is awarded to Township Planner Robert J. Clerico of Van Cleef Engineering to provide planning services to the Township of Union for a Master Plan Reexamination Report, Highlands Plan Element, and support for the Highlands Ordinance, as set forth in his proposal dated August 18, 2025
5. The award of contract is conditioned upon Mr. Clerico facilitating securing grant funding in the amount of $22,000 from the Highlands Council, to be reimbursed to the Township.
6. This contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. §40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.
7. A notice of this action shall be printed once in the legal newspaper of the Township of Union as required by law.
8. A copy of this Resolution shall be provided to the Township's Chief Financial Officer and to Mr. Clerico for their information and guidance.

This Resolution shall be effective immediately.

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			

End of Consent Agenda

RESOLUTION #2025-92: Awarding a Contract in Excess of $17,500, Pursuant to a Cooperative Purchasing Agreement and N.J.A.C. 5:34-7.11 for Rock Salt

RESOLUTION #2025-92

Resolution to award a contract in excess of $17,500, pursuant to a Cooperative Purchasing Agreement and N.J.A.C. 5:34-7.11 for rock salt.

WHEREAS, The Township of Union is a member of Cooperative Pricing Unit, and;

WHEREAS, the Hunterdon County Board of Commissioners has awarded a Master Contract to Morton Salt Inc. (Rock Salt) to provide rock salt for the County and members of the Cooperative Pricing System for Snow and Ice Control Materials Bid No. 2024-15 for the 2025-2026 season, said contract period being from September 19, 2025 to September 18, 2026; and

WHEREAS, the price (Rock Salt) agreed upon by contract is $65.81 per ton; and

WHEREAS, pursuant to N.J.A.C. 5:34-7.11, the Township of Union desires to authorize the award of a contract which exceeds the bid threshold ($17,500 / QPA $53,000) under the master contract awarded by the County, as a member participant.

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

1. The Township hereby authorizes its purchasing agent to purchase rock salt pursuant to the master contract awarded by the Board of Commissioners to Morton Salt referenced above, and each such purchase order shall bear the identification code of 51-HCCPS, and said identification number shall be shown on all forms pertaining thereto.

2. This resolution shall become effective immediately.

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			

Out of Order Agenda

14. REPORTS

a. **Attorney's Report** – Attorney Sharpe deferred report to Executive Session.

b. **Mayor's Report**

- The Summer edition of the Newsletter is out; Mayor thanked all who contributed. He commented on the piece that covered road repairs in the Township.

c. **Committee Reports**

Mr. Wunder reported the following:

- Reported that neighborhood watch had an incident involving a juvenile knocking on doors in the middle of the night.
- Suicide Awareness is next month, and he will be having the past presenters at September's meeting.

Mr. Scott reported the following:

- Kudos to Mr. Stiger for pushing Committee forward on Chapter 159 – NJ Highlands Plan Conformance Grant Housing Element & Fair Share Plan.
- Has concerns with 2026 budget noting potential new CFO, increases with health insurance, legal and attorney fees. He suggested thinking about these items in September/October as opposed to December/January.

Mrs. Cherney reported the following:

- Back to school for the High School is August 25. Poly Tech building grand opening is slated for September 9th.
- Met with Franklin Township Fire District who introduced the concept of a shared service agreement. The agreement was shared with Township Attorney to review and potentially use as a model.
- Potential Trivia Night Fundraiser for the Pattenburg Fire Company more to follow next month.

Mr. Stiger reported the following:

- He, The Mayor and PB Chair had a zoom call with a company that is looking at Clinton Block building which is vacant and exploring issues around zoning.

d. **Finance Officer's Report** – deferred report to Executive Session. Mrs. Brennan reported that she will not be attending the meeting next month.

15. PUBLIC COMMENTS - None

Payment of Bills – was voted on at this time.

Mr. Wunder questioned the location of the garage where the DPW truck repairs took place.

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			

16. EXECUTIVE SESSION

Resolution #2025-93

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:

Attorney Sharpe revised Resolution #2025-93 to the following.

1. Anticipated Litigation – Affordable Housing
2. Attorney/Client Advice – Property Blk 1.08 Lot 16
3. Contract Negotiations – Municipal Court Shared Services Contract
4. Contract Negotiations – Manning of Finance Office

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 August 20, 2025, at 8:02 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above. Action may be taken.

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

Motion Carried

Motion to come out of Executive Session at 9:48

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

RESOLUTION #2025-94

RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, CONDITIONALLY APPROVING THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

WHEREAS, the Township of Union ("Township") has an approved Development Fee Ordinance, which was first approved by the Council on Affordable Housing in 1994 and last amended in 2018, and which sets forth standards for the collection, maintenance, and expenditure of development fees; and

WHEREAS, the Development Fee Ordinance established an Affordable Housing Trust Fund ("Trust Fund") that includes development fee payments from developers in lieu of constructing affordable units on-site, barrier-free escrow funds, rental income, repayments for affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and funds collected in connection with the Township's affordable housing program; and

WHEREAS, the Township's current Affordable Housing Trust Fund Spending Plan was approved by the Court in 2019 as part of the Township's Third Round Affordable Housing declaratory judgment action entitled In the Matter of the Application of the Township of Union under Docket No.: HNT-L-305-15 ("2015 Action"); and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act ("FHA-2") which governs how municipalities will comply with their affordable housing obligations for the Fourth Round (2025-2035); and

WHEREAS, the Administrative Office of the Courts subsequently issued Directive #14-24 ("Directive #14-24"), setting forth additional instructions as to how municipalities file their compliance documents with the Affordable Housing Dispute Resolution Program ("the Program"); and

WHEREAS, in accordance with the requirements of Directive #14-24 and FHA-2, the Township Special Planner prepared the Township's Fourth Round Housing Element and Fair Share Plan ("HEFSP"); and

WHEREAS, on proper prior notice to the public, on June 26, 2025 the Township of Union Planning Board adopted the 2025 HEFSP following a public hearing thereon, all in accordance with the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq; and

WHEREAS, at a duly noticed public meeting held on June 27, 2025, the Township Committee adopted Resolution #2025-80, which endorsed the Township's 2025 HEFSP, including all supporting documentation and exhibits annexed thereto, and directed the Township Attorney to file same with the Court and the Program in the Township's 2025 pending declaratory judgment action entitled: entitled: In The Matter of the Application of the Township of Union, Docket No: HNT-L-47-25 (Township's "2025 Action"); and

WHEREAS, in accordance with the statutory imposed deadlines set forth in FHA-2, on June 27, 2025 the Township Attorney timely filed the Township's 2025 HEFSP, along with all supporting documentation, with the Court and the Program; and

WHEREAS, the Township Special Planner has prepared a proposed Fourth Round Affordable Housing Trust Fund Spending Plan ("Spending Plan") consistent with the FHA-2, Directive #14-24 and applicable regulations, which projects anticipated revenues for the Trust Fund and describes the anticipated expenditures of these funds; and

WHEREAS, various affordable housing regulations have been proposed for adoption by separate State agencies that directly regulate and impact the collection and expenditure of affordable housing trust fund monies by municipalities; and

WHEREAS, more specifically, the State of New Jersey, Department of Community Affairs, Division of Local Planning Services, has proposed new rules entitled the "Fair Housing Act Rules", which regulate affordable housing trust funds and what is deemed acceptable and unacceptable uses of such funds, however, the final adoption, publication and the effective date for same has not yet occurred; and

WHEREAS, on July 21, 2025 the New Jersey Housing and Mortgage Finance Agency published new proposed amendments and revisions to the current version of the emergency amendments of the "Housing Affordability Controls" previously adopted on December 20, 2024, which among other things, sets forth monetary ranges related to the expenditure of affordable housing trust funds for the continued preservation of each municipality's existing affordable housing stock, and which regulations remain unadopted; and

WHEREAS, the failure of these State agencies to consider the mandated deadlines municipalities must adhere to under the FHA-2, and to otherwise timely publish and adopt regulations in accordance with the rulemaking process, has led to uncertainty at the local government level, as these regulations will inevitably impact municipal spending plans; and

WHEREAS, therefore, it would be fiscally responsible for the Township to authorize and approve the Spending Plan on the condition that the Township reserves the right to amend and supplement same at a later date.

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 Committee hereby conditionally approves the Fourth Round Affordable Housing Trust Fund Spending Plan, attached hereto as Exhibit A, subject to the Township's reservation of its right to amend and supplement same following completion of the statutorily mandated rulemaking process, including publication, public comment and final adoption, of the "Fair Housing Act Rules" and "Housing Affordability Controls" by the Division of Local Planning Services and the Housing and Mortgage Finance Agency, respectively.

2. The Township Attorney is hereby directed to file this Resolution and the Township's proposed Fourth Round Spending Plan with the Program and Court in the Township's "2025 Action".

3. The Township Attorney, Township Special Planner, and all other appropriate officials, employees and other professionals 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 litigation.

4. A certified copy of this Resolution and the Township's Fourth Round Affordable Housing Trust Fund Spending Plan shall remain on file with the Township for the purpose of public inspection and shall be uploaded to the Township's website.

5. This Resolution shall take effect immediately.

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			

17. ADJOURNMENT

There being no further business to come before the Township Committee at this time, Mrs. Cherney made a motion to adjourn the meeting at 9:50 pm. Mr Wunder seconded the motion. Motion carried by unanimous favorable roll call vote.

_____ _____

Transcribed by: Barbara M. Thomas, Deputy Clerk Dr. David DeGiralamo, Mayor