

This Meeting was held at the Union Township Middle School Cafeteria, 165 Perryville, Hampton, NJ 08827

**1. CALL TO ORDER**

Mayor Mazza called the meeting to order at 7:00 p.m.

- a. **"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.

**2. FLAG SALUTE**

**3. ROLL CALL**

	Present	Absent
Mr. Severino	x	
Mr. Mazza	x	
Mr. Hirt	x	
Mr. Stiger	x	
Mr. Stothoff	x	

Also, present Trishka Waterbury Cecil, Township Attorney; Robert Clerico, Engineer and Ella M. Ruta, Municipal Clerk.

At this time Union Township Planning Board joined the Township Committee meeting.

**6. APPROVAL OF PRIOR MEETING MINUTES**

- a. Regular Meeting Minutes of August 18, 2021

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino					x	
Mr. Mazza					x	
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion carried

**7. REPORTS RECEIVED – Acknowledged and briefly discussed**

- a. Road Dept.- Week Ending; 8/13/21; 8/20/21;8/27/21; 9/03/21
  - b. Zoning Officer – August 2021
  - c. Animal Control Officer – August 2021
  - d. Public Safety Director – written report submitted.
  - e. Engineer's Report
- Paving completed on Baptist Church Rd. Section 1 Project. The Project is almost finished.
  - Working with the contractor on setting the date to start the Baptist Church Rd. Section 2A Road Improvement Project.
  - Plans for Baptist Church Section 2B Road Improvement Project had been filed with NJ DOT. Waiting for approvals before publishing Notice to Bidders. The contract has to be awarded by November 21, 2021.

- Fallone Development filed Final Plat Maps with the County. The development is now recorded on an official Hunterdon County Tax Map.

**8. CORRESPONDENCE/WRITTEN COMMUNICATIONS**

Mr. Hirt mentioned the following correspondence:

- Obtained two quotes for installation of the generator at the Municipal Building. A third quote will be provided next week.

Mr. Stiger mentioned the following correspondence:

- An email from a resident came while the Mayor was away. The Committee was advised that a high bush by the Pattenburg House is obstructing a view of cars exiting the parking lot. PVFC Chief Narbonne shared pictures from a very recent accident in that area. The County will be looking into the issue since it is a County Road.

**9. PUBLIC COMMENTS**

John Straley, 31 Baptist Church Road, asked if Ms. Bianchi, a representative from JCP&L was present at the meeting. His complaint was about low voltage in the area since August of this year. Mr. Stothoff explained that due to Covid-19 JCP&L employees cannot attend meetings in person. Ms. Bianchi will be invited to attend a future meeting. Mr. Stothoff advised that in the meantime, Mr. Straley should file a complaint with NJ Board of Public Utilities. The problem of frequent power loss and low voltage was briefly discussed.

**10. PUBLIC HEARING**

**ORDINANCE 2021 – 9**

**AN ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION OF \$200,000.00 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY FOR USE OF THE TAX ASSESSOR OF THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

Motion to open Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

Motion to close Public Hearing

Voice Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion carried

Motion to adopt Ordinance #2021-9 on a Second and Final Reading

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt		x	x			
Mr. Stiger			x			
Mr. Stothoff	x		x			

Motion carried

11. UNFINISHED BUSINESS

12. NEW ORDINANCES - 1<sup>st</sup> 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 #2021-94:** Escrow Refund – Peter & Marjorie Schengrund

**RESOLUTION 2021-94**

**ESCROW REFUND**

**Peter and Marjorie Schengrund, 41 Fairview Avenue  
Warren, NJ 07059**

WHEREAS, Peter and Marjorie Schengrund did post an escrow account for a board application, and

WHEREAS, the application was completed,

WHEREAS, there is a remaining balance of \$1,931.50 in the escrow account,

NOW, THEREFORE, BE IT RESOLVED that the balance of this escrow account, in the amount of \$1,931.50 be refunded to Peter and Marjorie Schengrund.

- b. **RESOLUTION #2021-95:** Establishing & Declaring a Juvenile Curfew in the Township of Union

**RESOLUTION #2021-95**

**UNION TOWNSHIP, HUNTERDON COUNTY**

**ESTABLISHING AND DECLARING A JUVENILE CURFEW IN THE  
TOWNSHIP OF UNION**

WHEREAS, P.L. 1992, Chapter 132 (N.J.S.A. 40:48-2.52 et seq.) authorizes and empowers a municipality to enact an ordinance making it unlawful for a juvenile of any age under 18 years within the discretion of the municipality to be on any public street or in a public place between the hours of 10:00 p.m. and 6:00 a.m. unless accompanied by the juvenile’s parent or guardian, or unless engaged in, or traveling from, a business or activity which the laws

## MINUTES OF REGULAR MEETING September 15, 2021

of this State authorize a juvenile to perform and making it unlawful for any parent or guardian to allow an unaccompanied juvenile to be on any public street or in any public place during those hours; and

WHEREAS, the Township Committee of the Township of Union on October 6, 1993, adopted on final reading “An Ordinance to Provide for the Establishment of a Curfew for Juveniles in the Township of Union and Providing Penalties for the Violation thereof”; and

WHEREAS, said Ordinance provides that whenever the Governing Body shall determine the need for a curfew for juveniles, the Governing Body may by resolution declare a curfew in the municipality for a period of not more than 90 days and for such hours and under such conditions as may be prescribed by the Township Committee, provided that such curfew shall commence not earlier than 10:00 p.m. and shall end not later than 6:00 a.m. during each of the curfew dates established;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Union as follows:

1. Establishment of Juvenile Curfew. A juvenile curfew is hereby established and declared in the Township of Union commencing at 10:00 p.m. and ending at 6:00 a.m. of the following day, during each of the following curfew dates:

**Saturday, October 30, 2021**

**Sunday, October 31, 2021; Trick or Treat Hours 12:00 p.m. to 9:00 p.m.**

2. Condition of Curfew. During the curfew established herein, it shall be unlawful for any juvenile under the age of 18 years to be on any public street, or in a public place, either on foot or in a vehicle, within the Township of Union during the above designated times.
3. Exception to Curfew. The above-established curfew shall not apply to a juvenile:
  - a) When the juvenile is engaged in an errand involving a medical emergency;
  - b) When the juvenile is in attendance at an extra-curricular school activity, or an activity sponsored by a religious or community-based organization, or other cultural, educational, or social events;
  - c) When work time of the juvenile who is gainfully and lawfully employed overlaps the curfew hours.
  - d) When the juvenile is an attendant as a bona fide student at an evening school of institution.
  - e) When the juvenile is accompanied by a parent or guardian or other adult having the care and custody of the juvenile.
  - f) When the juvenile is on an emergency errand or legitimate business directed by the juvenile’s parent/guardian.
4. Responsibility of Parent or Guardian. During the curfew herein established, it shall be unlawful for any parent or guardian of a juvenile to allow an unaccompanied juvenile to be on a public street or in any public place in violation of the above-referenced Ordinance and the curfew established hereunder.
5. Posting, Publication and Distribution of Curfew Notice. Copies of this Resolution shall be posted in such public or quasi-public places as may be designated by the Township Committee and may be published in such newspapers as the Township Committee shall designate. Copies shall also be supplied to area schools with a request that they make students aware of the curfew. Failure to post, publish or distribute this Resolution shall not relieve any person from the obligation of complying with the terms of the curfew imposed hereunder.
6. Notification to Law Enforcement Agencies. Certified copies of this Resolution and the above-referenced Ordinance shall be sent by the Municipal Clerk to law enforcement agencies, including the Municipal Police Department, if any, and the New Jersey State Police.

- c. **RESOLUTION #2021-96:** Approving a Fireworks Display at the Farmhouse at the Grand Colonial on 9/17/2021

**RESOLUTION # 2021-96**

**THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO APPROVE A FIREWORKS DISPLAY AT THE FARM HOUSE AT THE GRAND COLONIAL WEDDING CEREMONY ON SEPTEMBER 17, 2021**

**WHEREAS,** the Farm House at the Grand Colonial will host a wedding party on Friday, September 17, 2021; and

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

**WHEREAS,** Fireworks by Starfire was hired to do the fireworks display; and

**Whereas,** Fireworks by Starfire has complied with the requirements of the State of New Jersey for said fireworks display, and

**WHEREAS,** Fireworks by Starfire 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 Pattenburg Volunteer Fire Department has agreed to provide standby fire watch at this event pursuant to the State's requirements,
- A Certificate of Insurance naming Union Township as an additional insured
- A waiver of liability from the owner of any structure found by the Fire Marshall to be located within the display and falloutzone.
- 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 17, 2021 to be held at the Farm House at the Grand Colonial.

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

**d. Payment of Bills**

**Check Register - (100001) CASH CHECKING**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

8/30/2021	8302101	102 UNION TWP. PAYROLL ACCT	25,083.37 (Transfer)
8/31/2021	8312101	2300 UNION TOWNSHIP ANIMAL CONTROL ACCT	36.00 (Transfer)
9/08/2021	34390	2457 COMCAST	233.00
9/08/2021	34391	73 JCP&L	24.22
9/08/2021	34392	73 JCP&L	437.85
9/08/2021	34393	73 JCP&L	70.41
9/08/2021	34394	73 JCP&L	24.28
9/08/2021	34395	73 JCP&L	46.47

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9/08/2021	34396	73 JCP&L	223.48
9/08/2021	34397	80 NO HUNTERDON-VOORHEES REGIONAL	950,528.00
9/08/2021	34398	1186 VERIZON WIRELESS	302.85
9/13/2021	9132101	1561 NJSHBP	13,491.47 (Transfer)
9/15/2021	34399	1606 ANJEC	375.00
9/15/2021	34400	1712 BCI BURKE COMPANY, LLC	390.00
9/15/2021	34401	1793 CAESARS ATLANTIC CITY	471.00
9/15/2021	34402	2015 CIDARCK OLIVEIRA	620.00
9/15/2021	34403	1373 CLARKE, CATON, & HINTZ, PC	2,895.53
9/15/2021	34404	2057 CLINTON TOWNSHIP	30,039.00
9/15/2021	34405	2773 COX PRINTERS	357.96
9/15/2021	34406	1952 DEER CARCASS REMOVAL SERVICE LLC	35.00
9/15/2021	34407	2296 DELAWARE VALLEY SEPTIC	450.00
9/15/2021	34408	2778 DIFRANCESCO BATEMAN, PC	1,567.50
9/15/2021	34409	2848 GENERAL CODE, LLC	2,216.32
9/15/2021	34410	2411 GREENROCK RECYCLING LLC	1,150.00
9/15/2021	34411	89 J. PETER JOST	1,190.00
9/15/2021	34412	1762 JOS. FINKLE & SON INC.	63.51
9/15/2021	34413	2818 KYLE MCMANUS ASSOCIATES LLC	35.50
9/15/2021	34414	2736 KYOCERA DOCUMENT SOLUTIONS AMERICA	159.88
9/15/2021	34415	2853 MASON, GRIFFIN & PIERSON	1,632.00
9/15/2021	34416	2617 MCGRATH MUNICIPAL EQUIPMENT, LLC	300.00
9/15/2021	34417	2601 NJ ADVANCE MEDIA	62.30
9/15/2021	34418	474 POWERCO, INC.	4,233.05
9/15/2021	34419	1516 QUILL CORPORATION	513.69
9/15/2021	34420	2245 R & L DATACENTERS, INC.	320.00
9/15/2021	34421	2544 REPUBLIC SERVICES OF NJ, LLC	806.33
9/15/2021	34422	621 STEM BROTHERS, INC.	2,715.83
9/15/2021	34423	79 UNION TWP. BOARD OF EDUCATION	1,610,886.00
9/15/2021	34424	2186 VAN CLEEF ENGINEERING ASSOC.	2,980.50
9/15/2021	34425	1278 WARREN MATERIALS	190.19
9/15/2021	34426	1881 WOOLSON ANDERSON PEACH, P.C.	780.00
9/15/2021	9152101	102 UNION TWP. PAYROLL ACCT	23,798.17 (Transfer)
9/30/2021	9302101	102 UNION TWP. PAYROLL ACCT	27,718.57 (Transfer)

2,619,326.65  
 90,127.58 Bank Transfers  
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 2,709,454.23

**Check Register - (30001) CASH - CHECKING**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/03/2021	9032101	145 UNION TWP. TREASURER'S ACCT	150,000.00 (Transfer)
9/15/2021	1307 1722	ASPHALT PAVING SYSTEMS, INC.	52,933.14
9/15/2021	1308 2186	VAN CLEEF ENGINEERING ASSOC.	16,518.00

69,451.14  
 150,000.00 Bank Transfers  
 =====  
 19,451.14

**Check Register - (71001) CASH CHECKING-DEVELOPERS ESCROW ACCT**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/15/2021	6192	1373 CLARKE, CATON, & HINTZ, PC	255.40
9/15/2021	6193	89 J. PETER JOST	2,473.70
9/15/2021	6194	2853 MASON, GRIFFIN & PIERSON	952.00
9/15/2021	6195	2907 PETER AND MARJORIE SCHENGRUND	1,931.50
9/15/2021	6196	2186 VAN CLEEF ENGINEERING ASSOC.	8,768.50
9/15/2021	6197	1881 WOOLSON ANDERSON PEACH, P.C.	639.00

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 15,020.10

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**Check Register - (73001) CASH - DOG TRUST**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/15/2021	1272 817	NJ Department of Health & Senr	2.40
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2.40

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**Check Register - (75001) GENERAL TRUST CASH**

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DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/15/2021	2480 2186	VAN CLEEF ENGINEERING ASSOC.	1,200.00						
									1,200.00
									=====
									1,200.00

**Check Register - (790001) PERFORMANCE BOND CASH**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/01/2021	5005 1882	UNION TOWNSHIP - DEVEL. ESCR. ACCT	38,125.38						
9/01/2021	5005 1882	UNION TOWNSHIP - DEVEL. ESCR. ACCT	38,125.38						
									76,250.76
									=====
									76,250.76

**Check Register - (800001) CASH - PAYROLL ACCOUNT**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/30/2021	183	2454 NJFSPC				182.72	(Transfer)		
9/30/2021	9302102	895 UNION TWP NET PAYROLL				15,075.02	(Transfer)		
9/30/2021	9302103	2200 CERIDIAN TAX SERVICE				7,813.67	(Transfer)		
9/30/2021	9302104	1669 UNION TWSP UNEMPLOYMENT TRUST				24.06	(Transfer)		
9/30/2021	9302105	897 STATE OF NJ - PERS				1,574.34	(Transfer)		
9/30/2021	9302106	898 VALIC				1,405.00	(Transfer)		
9/30/2021	9302107	145 UNION TWP. TREASURER'S ACCT				1,609.93	(Transfer)		
9/30/2021	9302108	2786 PRUDENTIAL RETIREMENT				33.83	(Manual)		
									33.83 Manual
									27,684.74 Bank Transfers
									=====
									27,718.57

**Check Register - (820001) MUNICIPAL OPEN SPACE**

DATE CHECK # PAID TO AMOUNT VOID AMOUNT VOID DATE REASON

9/15/2021	2167	1373 CLARKE, CATON, & HINTZ, PC				677.86			
9/15/2021	2168	2073 THE LAND CONSERVANCY OF NEW JERSEY				4,500.00			
									5,177.86
									=====
									5,177.86

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			X			
Mr. Mazza			X			
Mr. Hirt			X			
Mr. Stiger		X	X			
Mr. Stothoff	X		X			

Motion Carried

End of Consent Agenda

e. Review and Approval of Highlands Initial Assessment Plan

Messer's Mazza and Stiger asked that review and approval of the Highlands Initial Assessment Plan be rescheduled for October 20, 2021 TC meeting due to unavailability of the Township and Highlands Council Planner's to attend tonight's meeting,

**14. REPORTS**

a. Attorney's Report – no report

**b. Committee Report**

Mr. Stiger reported the following:

- Announced that this Saturday from 9 am until noon the UT Environmental Commission will be holding an Environmental Day at Finn Road Park. There will be a lot of recreational activities along with many vendors in attendance. Mr. Stiger said that members of UTEC will be picking up refuse if anyone would like to help.
- Mr. Stiger said that he would like to clarify his past remarks regarding Pattenburg Volunteers Fire Company and stated that on three occasions over the past year, he commented on the 2016 Ordinance which establishes the relationship between the Township and PVFC. On all three occasions he has commented that the Fire Company needs to be in compliance with the Ordinance. On two of the three occasions he has added the statement that "this is not finger pointing at the Fire Company, as it requires a joint effort between the company and the TC to accomplish this objective". Mr. Stiger said he failed to make that later point last month but reiterated it tonight. It is a collective burden and Marc Strauss and I, along with CFO Grace Brennan, are working with Chief Narbonne to accomplish this. He stated that Mr. Strauss received all the necessary records the night of the last meeting and collectively, the Township will insure they are in proper order. It is the Committee's expectation that this will be accomplished in October, 2021. A previous inspection by PEOSHA determined that the business operations side of the Fire Company was satisfactory. Work the Township is collectively doing deals with the HR side of the business, which has never been audited.

Mr. Stothoff reported the following:

- Thanked Fire Chief Narbonne for his cooperation.
- Mentioned that when driving by the Municipal Building on Saturday evening noticed that dumpsters were not covered. Would appreciate it if someone could remind the Recycling Coordinator to cover dumpsters at the end of the recycling day.

Mr. Severino reported the following:

- Brought up a recently discussed problem with drivers disregarding or not noticing the Stop sign on Baptist Church and Frontage Roads. Mr. Severino said that he had recently seen a solar powered Stop sign with LED lights and thought it might be a solution to the problem. He said there are no residential properties in the area that would be impacted by the light, however it could be effective.
- Gave an update on noise reduction at the Rifle Range stating that he communicated with NJ DEP and convinced them that planting pine trees will have very little or no effect on noise reduction. They agreed and are in the process of obtaining quotes for a sound wall and acoustical insulation.
- Mr. Severino said that the following statement is not by any means a reprimand for any member of the Committee. He said that he was informed that a member of the Township Committee visited the State Police Barracks and requested that they fully prosecute an individual who drove his truck on someone's lawn. Mr. Severino indicated that the State Police did not appreciate that. He said he agrees with the Police and stated that it is not the Township's business or position to intervene in Police matters. He noted that over the years a great relationship developed between the Township and the State Police and does not want it jeopardized.

Mr. Hirt reported the following:

- Mentioned a complaint from a resident about noise emanating from I-78. Mr. Hirt said if the proposed warehouse is approved noise from I-78 will be even greater.

At this time Mayor Mazza introduced State Trooper ???????? who will be acting as a Liaison to the Township.



c. **Finance Officer's Report** - not present at the meeting

d. **Pattensburg Volunteer Fire Dept.**

– Chief Narbonne distributed an information sheet regarding the purchase of a new fire truck for the Committee's review. Mr. Narbonne gave a brief description of the truck and answered the Committee's questions.

e. **Mayor's Report**

Mayor Mazza asked that the regular scheduled meeting for November 17<sup>th</sup> be rescheduled to November 3<sup>rd</sup> due to the 2021 NJ League of Municipalities Annual Conference scheduled for the week of November 15<sup>th</sup> to 17<sup>th</sup>. Mr. Stothoff advised that he has a conflict on the November 3<sup>rd</sup> and will not be able to attend.

**14. VISITORS** – Camber Real Estate Partners – Concept Presentation of Redevelopment Plan (warehousing/storage) for 7 Frontage Road, Block 22, Lot 30.04

Mr. Kent-Smith, Attorney for Camber Real Estate Partners, said they will be presenting a proposal for redevelopment of 7 Frontage Road to the Township Committee, Planning Board and residents for input and feedback regarding the proposed development. Atty. Kent-Smith advised that State law allows for redevelopment of said property, which would allow for the Township Committee to work with the Planning Board to designate the area in need of industrial redevelopment. He stated that the advantage of going through the redevelopment process is two-fold, to design a plan of specific standards as to have control of the development of the property. The second is the redevelopment process offers a long-term tax exemption, known as a PILOT Program. He described the significance of the PILOT program with regard to property taxes.

Mr. Bellapianta, representing Camber Real Estate Partners, said their proposal is to develop the 15.68-acre parcel with a Class A, 220,000 square foot industrial property (storage/warehousing). The improvements would include 40' clear heights, 43 loading positions, 60 trailer parking spaces and 176 car parking spaces. He summarized the current condition of the vacant property. Mr. Bellapianta stated their goal is to attract a responsible tenant and a long term tax ratable. He also said the PILOT Program offers taxes that are predictable, which would help to attract a suitable tenant. Due to e-commerce, he said demand for warehousing is at an all-time high and would generate jobs.

Gary Dean, Traffic Engineer, explained that access to the property would be via exit 13. He also said Frontage Road is NJ DOT controlled. He reviewed traffic patterns entering and exiting the proposed development.

Atty. Kent-Smith explained the public process required for reviewing the development along with timeframes for obtaining the necessary approvals. He said there would be a series of public hearings in the process. Atty. Kent-Smith stated that the project would have to comply with Highlands and NJ DEP Stormwater Regulations.

Mr. Bellapianta briefly described the outside appearance of the proposed facility.

Atty. Kent-Smith said that the property in its current state has a significant amount of impervious coverage without management of water runoff. The standards for Stormwater Regulations have significantly changed and redevelopment of the site would lead to better stormwater control.

Mayor Mazza asked for questions from Township Committee members.

Mr. Stiger asked about the occupancy rate for this type of usage.

Mr. Bellapianta advised that the occupancy is such that the almost 100% of warehouses/storage buildings are leased prior to completion and current demand for this type of facility is very high. He stated the vacancy rate is 2-3%.

Mr. Hirt asked about the anticipated truck traffic per day, noise generated and anticipated nuisance from this type of activity.

Atty. Kent-Smith answered that it depends on who would be the tenant of the warehouse. He said it could be as little as 24 or up to 60 trucks per day. He continued in contrast, Pilot does this in one hour. He said the ambient noise from I-78 will mask some of the truck traffic into the facility. As an example he referred to the KB toys warehouse at exit 20 on I-78 where a noise study was completed and was within allowable range. Atty. Kent-Smith assured they would work with acoustical engineers to help screen the ambient noise coming from I-78.

Mr. Stothoff made a comment that sound travels upward, and the subdivision that abuts the property is uphill. He asked what can be done to diminish the sound.

Atty. Kent-Smith advised there will be an analysis done and presented to the Board.

Mr. Stothoff noted the proposed traffic pattern presented tonight is not consistent with the concept submitted to the Township. He said the additional traffic would compound the existing traffic and additional traffic from the recently approved subdivision on Perryville Road.

Planning Board Chairman Ford asked for questions from the Planning Board.

Mr. Ford commented there would be little difference regarding noise between the existing and proposed buildings.

Mr. Bellapianta stated the additional size of the building and berm with trees would help mitigate the noise.

Mr. Beldon asked if there is the potential for the facility to be in operation on a 24-hour basis.

Mr. Bellapianta answered that it would be highly unlikely due to expense and the warehouse could potentially become more static. The building would be a single side load building which attracts a lower volume business. Mr. Bellapianta said this could be a stipulation of approvals. Other Board members opined that due to the size of the proposed loading positions, trailer and car parking spaces this would not be a static facility.

Mr. Kastrud asked about the PILOT Program. He would like to know the pros and cons of the development if this was not a PILOT Program. What would be the impact on tax revenue? He pointed out that this is important as to whether or not the area is in need of redevelopment.

Atty. Kent Smith answered that the analysis would take time to provide actual numbers. The numbers in tonight's presentation projected for taxes are generic.

Mr. Ford noted that the computation done regarding taxes were not relatable.

Atty. Kent Smith said that actual number would have to be calculated by the Tax Assessor and the Committee.

A Board member asked for examples of similar buildings within a reasonable radius.

Mr. Bellapianta advised he could provide examples.

**15. PUBLIC COMMENT**

Mayor Mazza asked for comments from the public.

Fred Ingram, 10 Carhart Ct., commented that the width of Frontage Road is not adequate for the proposed truck traffic and current traffic flow.

David DeGiralamo, 70 Driftway, asked about the expertise of the developer. Mr. Bellapianta described similar types of prior and present developments. Mr. DeGiralamo commented that the presentation for traffic flow was not fully reviewed.

John Ross, 29 Baptist Church Rd., commented on the developer's assessment of truck traffic flow and advised that trucks are consistently displaced on Baptist Church Road. He said that the additional truck traffic will create a greater issue on Frontage Road.

Dennis Glacken, 3 Carhart Ct., stated that Highland Ridge is the development immediately to the back of the property. He said he is concerned about safety with this type of development and the possibility of a 24-hour operation.

Lauri Grygon, 6 Carhart Ct., described the safety, traffic and congestion concerns in the area. She advised she has a petition with 32 signatures regarding the noise in the area. She also does not believe that Frontage Rd. would be able to handle the additional traffic. Ms. Grygon said the proposed concept needs further consideration.

Brett Barrett, 120 Perryville Rd., asked about the types of products that would be stored and/or sold in the proposed facility. Mr. Bellapianta described some potential products, but stated it could be anything. He assured Mr. Barret that hazardous materials would not be considered.

Brian O'Donnell, 132 Albert Dr., expressed concern of the size of the proposed facility. Mr. Bellapianta commented that it is not a high output facility.

Jim Morgan, 139 Perryville Rd, asked that Engineer Dean drive the proposed truck route to see the traffic conditions. He expressed concerns over the additional traffic and idling trucks. Mr. Morgan said most residents do not take Exit 12 due to the traffic issues and will take Exit 13.

Sudha Kantor, 18 Carhart Ct, stated the intensity of use and hours of operation will add additional truck noise with air braking and truck backup alerts. The noise goes up the hill to the residential development. Regarding the PILOT Program, she mentioned a development that was approved for warehousing in Franklin Township, Warren County, but was rejected by the Department of Community Affairs. She said the property is now abandoned.

Mike Gatanis, 7 Everett Rd, advised the ambient noise at Highland Ridge development is anywhere from 65-75 decibels, with the addition of trucks, the noise spikes up to 98 decibels. He said the noise currently created has caused his home to shake. Engineer Dean stated that 50 decibels is the maximum allowable noise at night and advised Mr. Gitanis to contact the County Board of Health regarding the noise. Engineer Dean continued that there are sound studies that can be conducted to reduce the noise.

Debbie Hirt, 40 Springhouse Lane, commented on the Township Ordinance regulating traffic patterns at Pilot that is not successfully monitored, therefore imposed conditions would be difficult to enforce. She stated that residents do not want a warehouse facility in Union Township.

Ellen Dekker, 38 Baptist Church Rd, voiced concerns with the exhaust fumes from additional trucks. She added that this section of I-78 is dangerous and this project will exacerbate the issue.

Bruce Bussell, 101 Country Acres Dr., mentioned that due to increased traffic the Township roads would require more repairs. He said he does not see any benefits to the Township by allowing this type of development.

Nicole Gratcofsky, 54 Baptist Church Rd, stated that trucks will ignore the sign regarding the overpass tunnel and realizing they cannot pass through will turn around on her property. Often, trucks are stuck for hours at a time. She also mentioned the number of accidents in the area of I-78 and the hazardous conditions that heavy truck traffic has created.

Gina Bussell, 101 Country Acres Dr., made a comment with regard to trucks and traffic. She said the developer will not know who the tenants would be and how traffic regulations would be enforced, therefore the Developer cannot predict and assure the residents of what would happen in the future. Ms. Bussell said the truck traffic and noise is constant throughout the day and night.

Donna Chen, 18 Midvale Dr., commented that the Everett Rd sign has been knocked down numerous times due to trucks trying to turn around in her development.

**16. EXECUTIVE SESSION –**

**Resolution #2021-97**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides than 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. Matters falling within the attorney-client privilege regarding Liberty Stone & Aggregates Clinton Quarry, LLC 2021 License Renewal

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 September 15, 2021 at 9:18 p.m. in the Union Township Middle School, 165 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

MINUTES OF REGULAR MEETING September 15, 2021

Motion Carried

The Committee returned to regular meeting session at 9:30 p.m.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion Carried

17. ADJOURNMENT

There being no further business to come before the Township Committee at this time Mr. Stothoff made a motion to adjourn the meeting at 9:31 p.m. Mr. Stiger seconded the motion. Motion carried by unanimous favorable roll call vote.

Transcribed by: Ella M. Ruta, Municipal Clerk

Frank Mazza, Mayor