

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 13th day of November, 2024. 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 18th day of December, 2024, at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey or via a virtual meeting of the governing body held on such date at which time all interested parties will be heard.

Ella M. Ruta, Municipal Clerk

ORDINANCE #2024-16

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

WHEREAS, the Union Township Recreation Committee has recommended that the attached amended fee schedule for Township recreation programs of the Township of Union be adopted, and good cause appearing;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Union, in the County of Hunterdon, State of New Jersey, that the attached amended fee schedule for Union Township recreation programs is hereby established and approved; and

Severability. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause of provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Repealer. All Ordinances or parts of Ordinances inconsistent with or in conflict with the Ordinance are hereby repealed to the extent of such inconsistency. Individual seasonal recreational fees shall remain in effect and unchanged.

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

Attest:

Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor

First Reading: November 13, 2024
Publication: November 21, 2024
Public Hearing: December 18, 2024
Final Publication: December , 2024

TOWNSHIP OF UNION, HUNTERDON COUNTY

Recreation Fee Schedule

Seasonal Fees – Individual

<u>Activity</u>	<u>Base Fee</u>	<u>Out of Town Fee</u>
1. Spring Soccer K-8 th grade	\$80.00	\$20.00
2. Baseball	\$80.00	\$20.00
3. Tennis	\$60.00	\$20.00
4. Basketball K-2 nd grade	\$80.00	\$20.00
5. Basketball 3 rd -8 th grade	\$120.00	\$20.00
6. Adult Basketball	\$80.00	\$20.00
7. PreK Soccer Clinic (Fall or Spring)	\$60.00	\$20.00
8. Fall Soccer K-8 th grade	\$120.00	\$20.00
9. Field Hockey 2 nd -8 th Grade	\$120.00	\$20.00
10. Field Hockey K-1 st Grade	\$60.00	\$20.00
11. Volleyball	\$40.00	\$20.00
12. Golf	\$40.00	\$20.00
13. Speed & Agility	\$60.00	\$20.00
14. Fencing	\$80.00	\$20.00
15. Fencing Summer Camp	\$150.00	-
16. Color Run!	\$20.00	-
17. Yoga in the Park – 4 classes	\$64.00	-
18. Yoga in the Park – Drop In (per class)	\$20.00	-
19. Martial Arts – Taekwondo	\$85.00	-
20. Martial Arts – Brazilian Jui Jitsu	\$80.00	-

Out of Town fee applies to non-Union Twp. residents and is in addition to the base fee. This fee covers the cost of insurance and field maintenance fees, which are otherwise funded by Union Township residents.

Late Fees

Late fees are assessed at 50% of the base fee, i.e., if base fee is \$120.00, then late fee is \$60.00.

ORDINANCE 2024 - 17

AN ORDINANCE APPROPRIATING THE SUM OF \$300,000 (\$37,500 FROM THE HUNTERDON COUNTY INFRASTRUCTURE GRANT AND \$262,500 CURRENTLY LOCATED WITHIN THE CAPITAL IMPROVEMENT FUND OF THE GENERAL CAPITAL FUND OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, STATE OF NEW JERSEY) FOR THE CONSTRUCTION OF AN ADDITION TO THE TOWNSHIP GARAGE FOR A TRUCK WASH BAY (REQUIRED BY THE STATE OF NJ STORMWATER REGULATIONS) AND UPGRADES/REPAIRS TO THE EXISTING GARAGE

WHEREAS, there is currently within the 2024 Capital Fund of the Township of Union, County of Hunterdon, State of New Jersey, an item entitled Capital Improvement Fund; and

WHEREAS, there is in this fund at least \$262,500, and

WHEREAS, the Township Committee of the Township of Union has deemed it necessary for the construction of an addition to the Township Garage (to house a Truck Wash Bay), and upgrades/repairs to the existing Township Garage,

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

SECTION 1. The Township of Union is receiving a grant from The Hunterdon County Municipal Infrastructure Grant in the amount of \$37,500 to be used for the funding of the aforementioned project; therefore, is hereby appropriated from the Capital Improvement Fund of the 2024 General Capital Fund the sum \$262,500 as follows:

County Grant	\$ 37,500
Local Share:	<u>\$262,500</u>
Total	\$300,000

SECTION 2. Proceeds from any State or Federal grant(s), in addition to the amount referenced above, will be applied towards the cost of the ordinance.

SECTION 3. All Ordinances or parts of Ordinances, which are inconsistent with the terms of the Ordinance, be and the same are hereby repealed to the extent of their inconsistency.

SECTION 4. There is no debt incurred by this ordinance.

SECTION 5. This Ordinance shall take effect after proper passage and publication in accordance with law.

BY: _____
David DeGiralamo, Mayor

ATTEST: _____
Ella M. Ruta, RMC, Municipal Clerk

First Reading: November 25, 2024
Publication/in Full: November 28, 2024
Second Reading: December 18, 2024
Publication/Title Only: December 28, 2024

Resolution #2024 -

UNION TOWNSHIP, HUNTERDON COUNTY
APPROPRATION TRANSFER(S)

Be it resolved by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that there are insufficient funds to meet the demands necessary for the 2024 Appropriations in the following accounts:

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

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

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

BE IT RESOLVED that in accordance with the provisions of R.S. 40A: 4-58 the Chief Financial Officer is hereby authorized to make the transfer(s) required to meet the obligations of Union Township.

Date: December 18, 2024

I certify that the above is a true copy of a resolution adopted by the Township of Union, Township Committee at a meeting held on December 18, 2024.

Ella Ruta, Township Clerk

Witness my hand and seal of the Township of Union this ____ day of _____, 2024

SEAL

Resolution #2024-XXX

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

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

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

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

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

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

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

This Resolution shall be effective immediately.

Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor

Resolution #2024-XXX

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

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

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

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

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

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

1. A five-year Open Space Agricultural Maintenance Lease, attached hereto and incorporated herein, is hereby authorized, subject to the terms and conditions contained within.
2. The term of the Lease shall be from January 1, 2025 through December 31, 2029.
3. The total amount of the Lease shall be \$7,500, payment in installments of \$1,500 due on October 1st of each year of the Lease term.
4. The Mayor and Clerk are authorized and directed to execute the Lease.
5. A copy of this Resolution and the Lease shall be on file in the Office of the Township Clerk for inspection by the public.

This Resolution shall be effective immediately.

Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor

Resolution #2024-XXX

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

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

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

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

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

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

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

This Resolution shall be effective immediately.

Ella M. Ruta, Municipal Clerk

David DeGiralamo, Mayor

TOWNSHIP OF UNION

RESOLUTION 2024-

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

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

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

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

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

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

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

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

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

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New

Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

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

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

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

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

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

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

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

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

Attest:

Ella M. Ruta, Municipal Clerk