

**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 15 day of October, 2025. The Ordinance was then ordered to be published according to law. Notice is hereby given that said Ordinance will be considered for final passage at a public hearing to be held on the 12st day of November, 2025 at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Union Township Municipal Building, 140 Perryville Rd., Jutland, NJ at which time all interested parties will be heard.

\_\_\_\_\_  
Ella M. Ruta, Municipal Clerk

**ORDINANCE #2025 - 6**

**AN ORDINANCE FIXING AND DETERMINING MUNICIPAL CLASS POSITION TITLES AND SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, NJ – 2025**

BE IT ORDAINED, by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, the salary ranges per annum for the year 2025 for the following officers and employees shall be as follows:

Salaries are for a period of one year unless otherwise noted:

**ADMINISTRATIVE**

<u>POSITION</u>	<u>SALARY RANGE</u>
Mayor	\$ 4,000 - 5,000
Township Committee	4,000 - 4,800
Township Clerk	40,000 - 90,000
Registrar	0 - 12,000
Deputy Clerk/Deputy Registrar/Administrative Asst.	15,000 – 25,000
Tax Collector	15,000 - 30,000
Deputy Tax Collector	25.00 - \$75.00 p/h
Tax Assessor	25,000 - 45,000
Municipal Finance Officer (CFO)	25,000 - 65,000
Payroll Administrator	4,000 - 17,500
Personnel Administrator	9,000 - 20,000
Accounts Payable Clerk	3,000 - 10,000
Emergency Management Coordinator	2,000 - 12,000
9-1-1 Coordinator	0 - 5,000
Deputy Emg. Mgm. Coordinator	0 - 6,000
Clerical Assistant(s)	min. wage - 35.00 p/h

**DEPARTMENT OF ROADS AND FACILITIES**

Foreman	50,000 – 99,000
Public Works Staff	35,000 – 70,000
Part time Public Works Staff	min. wage - 35.00 p/h

**LAND USE DEPARTMENT**

Zoning Officer	10,000 – 25,000
Deputy Zoning Officer	0 - 5,000
Planning Bd./Bd. of Adj. Secretary (Combined)	25,000 – 55,000

**MISCELLANEOUS**

Recycling Coordinator	5,000 – 12,000
Animal Registrar	2,000 – 10,000
Dog Census	0 - 3,000
Recycling Attendant/Dumpster Attendant	min. wage – 25.00/hr

**PUBLIC SAFETY**

Public Safety Coordinator	0 – 7,500
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**SUMMER RECREATION**

Director	\$6,500 - \$7,500
Assistant Director	\$4,500 - \$5,500
Specialty Instructors	\$28.00 - \$32.00 p/h
Senior Counselor	\$18.50 - \$20.00 p/h
Junior Counselors	\$15.50 - \$16.50 p/h

**HEALTH INSURANCE**

**Union Township Employees**

Each Employee covered under the NJ State Health Benefits Program through the Township of Union shall contribute the State required amount.

**MISCELLANEOUS –**

If the provisions or any part of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of this Ordinance; the provisions of this Ordinance are hereby declared to be severable.

This Ordinance shall take effect according to statute until further Ordinance by this Township Committee.

\_\_\_\_\_  
David DeGiralamo, Mayor

Attest: \_\_\_\_\_  
Ella M. Ruta, RMC  
Municipal Clerk

First Reading:  
Publication/Full:  
Second Reading:  
Publication/Title:

**ORDINANCE 2025 - 7**

**AN ORDINANCE AMENDING ORDINANCE 2024-17 TO APPROPRIATE THE ADDITIONAL SUM OF \$175,000 FROM 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 \$175,000 within the 2025 Capital Fund of the Township of Union, County of Hunterdon, State of New Jersey, an item entitled Capital Improvement Fund; 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 (the "Project"); and

WHEREAS, on December 18, 2024, the Township adopted Ordinance 2024-17 appropriating the sum of \$300,000 (\$37,500 from the Hunterdon County Infrastructure Grant and \$262,500 from the Capital Improvement Fund of the General Capital fund of the Township of Union), for the Project; and

WHEREAS, the Township issued a bid for the Project and on September 25, 2025 opened sealed proposals, all of which exceeded the budgeted amount for the Project; and

WHEREAS, as a result, there is a need to amend Ordinance 2024-17 to appropriate an additional sum of \$175,000 from the Capital Improvement Fund of the General Capital Fund to cover the additional cost of the Project.

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

SECTION 1. Ordinance 2024-17 is hereby amended to appropriate an additional sum of \$175,000 from the Capital Improvement Fund of the General Capital Fund to cover the additional cost of the Truck Wash Bay Project.

SECTION 2. Proceeds from any available 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 that 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: October 15, 2025  
Publication/in Full:  
Second Reading:  
Publication/Title Only

**TOWNSHIP OF UNION  
IN THE COUNTY OF HUNTERDON**

**RESOLUTION 2025 –**

**AUTHORIZATION TO PURCHASE COMPACT EXCAVATOR  
POWERCO, INC.  
12 ROUTE 173 WEST  
CLINTON, NJ 08809**

**WHEREAS**, the Township Committee of the Township of Union along with the Foreman of the Department of Roads and Facilities, have determined that there is the need to purchase a compact excavator, and

**WHEREAS**, this item will be purchased through the Sourcewell Cooperative Purchasing Program, 040319-KBA, so no bidding is required; and

**WHEREAS**, there is appropriated in ordinance 2025-5, sufficient funds for this purchase; and

**WHEREAS**, this contract shall not exceed \$110,000

**NOW, THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Union hereby authorizes the CFO to issue the purchase order for the purchase of this equipment through Sourcewell Cooperative and Powerco, Inc.

**TOWNSHIP OF UNION  
IN THE COUNTY OF HUNTERDON**

**RESOLUTION 2025 –**

**AUTHORIZATION TO PURCHASE TRAILER FOR COMPACT EXCAVATOR  
EAGLE POWER OF NEW JERSEY, INC.  
63 ROUTE 31 NORTH  
PENNINGTON, NJ 08534**

**WHEREAS**, the Township Committee of the Township of Union along with the Foreman of the Department of Roads and Facilities, have determined that there is the need to purchase a trailer for the compact excavator, and

**WHEREAS**, this item will be purchased through the Sourcewell Cooperative Purchasing Program, 092922-MNR, so no bidding is required; and

**WHEREAS**, there is appropriated in ordinance 2025-5, sufficient funds for this purchase; and

**WHEREAS**, this contract shall not exceed \$20,000

**NOW, THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Union hereby authorizes the CFO to issue the purchase order for the purchase of this equipment through Sourcewell Cooperative and Eagle Power of New Jersey, Inc.

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

**WHEREAS**, a salary ordinance has been adopted by the Township of Union, Township Committee, indicating salary ranges; and

**WHEREAS**, the Township Committee hereby authorizes a 3.25% salary increase for the year 2025, and

**WHEREAS**, the Township Committee hereby authorizes the CFO to issue the retroactive payroll;

**WHEREAS**, the Township Committee has determined the amount that each employee is to be paid for the year 2025 is as follows:

Salaries are for a period of one year unless otherwise noted:

**ADMINISTRATIVE**

Mayor	\$ 4,800
Township Committee	4,500
Township Clerk	80,185
Deputy Clerk/Dep. Registrar/Admin. Asst.	18,069 Effective 10/16/2025
Registrar	6,067
Tax Collector	24,692
Deputy Tax Collector	25 p/h
Tax Assessor	36,137 Effective 7/1/2025
Certified Municipal Finance Officer	50,574
Personnel Administrator	13,806
Payroll Administrator	7,137
Accounts Payable Clerk	4,760
Finance Clerk	20 – 30 p/h
Emergency Management Coordinator	8,015
Deputy Emergency Mgmt. Coordinator	2,788
911 Coordinator	0

**DEPARTMENT OF ROADS AND FACILITIES**

Foreman	91,510
Public Works Staff No. 1 (MP)	59,519
Public Works Staff No. 2 (DB)	59,519
Public Works Staff No. 3 (WS)	59,519
Public Works Staff No. 4 (JS)	55,002
Part Time Public Works Staff	\$18.00 - \$30.00 p/h

**LAND USE DEPARTMENT**

Zoning Officer	18,585 Effective 10/1/2025
Deputy Zoning Officer	1
Planning Bd./Bd. of Adjustment Secretary	35,621 Effective 10/16/2025

**MISCELLANEOUS**

Recycling Coordinator	9,871
Dog Registrar	7,055
Recycling Attendant Helper/Dumpster Attendant Helper	\$16- \$19 p/h

**WHEREAS**, per NJ State Health Benefits, any employee eligible for health benefits coverage who waives said coverage, is to be paid the allowable stipend for that waiver in accordance with NJSHBP regulations. This stipend is considered other income and is not pensionable.

**MISCELLANEOUS** – Travel expenses, training and education expenses, overtime, health and disability insurance, retirement and life insurance, paid holidays, sick pay, leaves of absence, paid vacations, equipment allowances, emergency meal allowances and other benefits shall be as set forth in the current Union Township Personnel Manual, or in accordance with applicable law.

**TOWNSHIP OF UNION  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

**RESOLUTION #2025-**

**Adopting Changes to Township of Union  
Personnel Policies and Procedures Manual and  
Union Township Employee Handbook**

**WHEREAS**, there is a need to amend the Township of Union Personnel Policies and Procedures Manual and the Union Township Employee Handbook, to reflect changes recommended by the Municipal Excess Liability Joint Insurance Fund (MEL) for the 2025/2026 MEL Employment Practices Liability Program; and good cause appearing

**NOW, THEREFORE, BE IT RESOLVED** that the changes as set forth in the Township of Union Personnel Policies and Procedures Manual and the Union Township Employee Handbook, as revised through October 15, 2025, are hereby adopted, and the Personnel Policies and Procedures Manual and the Employee Handbook are hereby amended accordingly; and

**BE IT FURTHER RESOLVED** that copies of the revised Employee Handbook with changes through October 15, 2025 shall be provided by the Personnel Administrator to all employees of the Township of Union.

\_\_\_\_\_  
Ella M. Ruta, Municipal Clerk

\_\_\_\_\_  
David DeGiralamo, Mayor

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee of the Township of Union at a meeting held on October 15, 2025.

\_\_\_\_\_  
Ella M. Ruta, Municipal Clerk

**RESOLUTION 2025 -**

**CHAPTER 159 RESOLUTION  
STATE OF NEW JERSEY  
HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
PLAN CONFORMANCE GRANT  
Master Plan Reexamination/Master Plan Element**

**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 of 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 \$10,700, which is now available from NJ Highlands Protection and Planning Council Plan Conformance Grant for Master Plan Reexamination in the amount of \$10,700.

**BE IT FURTHER RESOLVED** that the like sum of \$10,700 is hereby appropriated under the caption NJ Highlands Plan Conformance Grant Master Plan Reexamination 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 \$10,700.

Resolution Number: 2025 -

Offered by:

Seconded by:

Adopted on:

Municipal Clerk: Ella M. Ruta

I, Ella M. Ruta, Municipal Clerk of the Township of Union, in the County of Hunterdon, in the State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Township Committee of the Township of Union in the County of Hunterdon in the State of New Jersey, at a meeting held on October 15, 2025.

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Ella M. Ruta, Municipal Clerk

**TOWNSHIP OF UNION**  
**RESOLUTION 2025-\_\_\_\_\_**  
**RESOLUTION CANCELING FUNDED APPROPRIATION BALANCES UNDER VARIOUS ORDINANCES IN THE TOTAL**  
**AMOUNT OF \$155,809.36**

**WHEREAS**, the Township Committee of the Township of Union, in the County of Hunterdon, New Jersey previously adopted various Capital Ordinances and

**WHEREAS**, as of the date hereof, the projects have been completed and/or funded balances remain open and unexpended; and

**WHEREAS** the Township now desires to cancel such appropriations and transfer the funded balances:

Ordinance No.	Description	Amount Canceled	Balance Canceled To
2022 – 3	IMPROVEMENT TO STONEBRIDE AND WOLF FARM ROADS	\$37,578.05	CAPITAL IMPROVEMENT FUND
2022 – 4	ROAD IMPR. AND PURCHASE OF DUMP TRUCK	\$ 502.62	CAPITAL IMPROVEMENT FUND
2023 – 2	VAN SYCKELS ROAD SECTION 2 ROAD IMPR.	\$23,662.26	CAPITAL IMPROVEMENT FUND
2024 - 1	PERRYVILLE ROAD IMPROVEMENT 4B AND 4C	\$75,000.00	CAPITAL IMPROVEMENT FUND
2024 – 12	MAIN STREET PATTENBURG IMPR.	\$19,066.43	CAPITAL IMPROVEMENT FUND
	Total to be Cancelled	\$155,809.36	

**NOW, THEREFORE, BE IT RESOLVED** that the balance amounts associated with these Ordinances listed above are hereby canceled.

I, Ella M. Ruta, Township Clerk of the Township of Union, Hunterdon County, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Committee of the Township of Union at a meeting of said Committee held on October 15, 2025.

\_\_\_\_\_  
 Ella M. Ruta, Township Clerk

**Resolution #2025-XXX**

**RESOLUTION OF THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AUTHORIZING RELEASE OF CERTAIN BONDS AND ESCROW TO FALLONE DEVELOPERS, LLC (FKA FALLONE GROUP, LLC) IN CONNECTION WITH DEVELOPMENT OF THE PROPERTY LOCATED AT BLOCK 22.02 LOT 34 ON PERRYVILLE ROAD**

**WHEREAS**, on December 19, 2019, Fallone Developers, LLC (fka Fallone Group, LLC) (“Developer”) was granted amended preliminary and final major subdivision and preliminary and final major site plan approval site plan approval for the property located on Perryville Road, and designated as Block 22.02 Lot 34 on the Official Township of Union Tax Map, as memorialized by Resolution No. PB 2018-08 of the Planning Board of the Township of Union on January 9, 2020; and

**WHEREAS**, the Township and the Developer subsequently entered into a Developer’s Agreement dated March 17, 2021; and

**WHEREAS**, as a condition of the approvals and the Developer’s Agreement, the Developer posted a 10% cash performance bond in the amount of \$127,040.81, a 90% surety bond in the amount of \$1,270,408.08, and 5% inspection escrow in the amount of \$81,224.46; and

**WHEREAS**, per correspondence received by the Township Clerk on November 5, 2021, the Developer requested that the bonds be reduced by 30% of the full performance guarantee amount; and

**WHEREAS**, per the recommendation of the Township Engineer, on January 19, 2022, the Township Committee adopted Resolution 2022-33 reducing the cash bond to \$39,065.70 and the surety bond to \$351,591.30, to be “retained until all bonded items have been completed, found by the Township Engineer to be satisfactory, and approved by the Township, and the appropriate maintenance guarantees have been posted” and

**WHEREAS**, on or about September 6, 2024, the Township Engineer forwarded a Punchlist Report to Developer detailing bonded improvements that remained incomplete; and

**WHEREAS**, per correspondence received by the Township Clerk on or about August 4, 2025, Developer advised that the Punchlist Report items were complete and requested release of bonds held by the Township; and

**WHEREAS**, the Township Engineer and Developer subsequently communicated regarding outstanding landscaping and inlet improvements that remained incomplete; and

**WHEREAS**, in September 2025, the Township Clerk received a letter dated September 22, 2025 from the Developer forwarded the Township Clerk a letter advising that the outstanding items were completed and requesting release of the bonds; and

**WHEREAS**, on October 9, 2025, the Township Engineer forwarded a final inspection report to Developer indicating that while the majority of improvements have been completed, a number of bonded improvements still need to be completed; and

**WHEREAS**, the Township Engineer does not object to the release of the bonds and escrow, except for \$1,000 in escrow to be remained for engineering/legal work required during the maintenance period, conditioned upon completion of the remaining bonded improvements specified below and submittal of a

maintenance bond in the amount of \$158,801.01 for public improvements and landscaping, and \$36,270.00 for private stormwater management improvements; and

**WHEREAS**, the Township Attorney has reviewed the request and finds the conditional release acceptable from a legal perspective.

**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 cash bond in the amount of \$39,065.70, the surety bond in the amount of \$351,591.30, and the remaining escrow balance except for \$1,000 to be retained by the Township to cover the cost of any engineering/legal work conducted during the maintenance period, conditioned upon the following:
  - a. Completion of the following bonded improvements:
    - i. The trees and deer protection guards at the stormwater basin area. These must be staked into place to prevent deer from sliding the guards up the trunk and damaging or pushing the trees.
    - ii. Dead trees at the 50 ft wide screen planting buffer area must be replaced. Specifically, two (2) IOP opaca, American Holly, two (2) white spruces, and one (1) JNV, juniperus virginiana. Additionally, five (5) VR, viburnum rhytidophyllum, were replaced and are in poor condition. If they die, they will also need to be replaced.
    - iii. Multiple storm drainage inlets that require maintenance as identified and directed by the Township Engineer, including but not limited to, repointing and plaster, block work, new curb back pieces.
  - b. Posting of a maintenance bond in the amount of \$158,801.01 for public improvements and landscaping, and \$36,270.00 for private stormwater management improvements.
2. A copy of this Resolution shall be provided to the Township Engineer and the Developer, for their information and guidance.
3. This resolution shall take effect immediately.

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Ella Ruta, Township Clerk

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David DeGiralamo, Mayor

TOWNSHIP OF UNION  
COUNTY OF HUNTERDON

**RESOLUTION 2025 -**

**A RESOLUTION APPROPRIATING AN ADDITIONAL SUM OF \$80,000 FROM THE OPEN SPACE TRUST FUND OF UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY, FOR THE IMPROVEMENTS, PAVING AND ADA COMPLIANCE OF THE FINN PARK WALKING TRAIL PROJECT**

**WHEREAS**, the Township Committee duly adopted Resolution 2025-68, attached hereto and incorporated herein, which authorized the sum of \$225,000 for funding of the Improvements, Paving and ADA Compliance of the Finn Park Walking Trail Project (the “Project”); and

**WHEREAS**, the Township issued a bid for the Project, and six bid proposals were received by the Township on Thursday, October 9, 2025; and

**WHEREAS**, the proposals were all higher than the amount of funds previously allocated for the Project, and

**WHEREAS**, there is currently within the 2025 Open Space Trust Fund of the Township of Union, County of Hunterdon, State of New Jersey, at least \$80,000; and

**WHEREAS**, the Township Committee of the Township of Union has determined that it is in the best interest of the Township to complete the Project, and authorize the additional required appropriation in the amount of \$80,000.

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

1. There is hereby appropriated an additional sum of \$80,000 for the Improvements, Paving and ADA Compliance of the Finn Park Walking Trail Project.
2. Resolution 2025-68 is attached hereto and incorporated herein.
3. This Resolution shall take effect immediately.

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Ella Ruta, Township Clerk

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David DeGiralamo, Mayor