

August 25, 2020

The Township Committee of the Township of Union in the County of Union, convened in regular session at Municipal Headquarters, Friberger Park, Union, New Jersey, on the 25<sup>th</sup> day of August, 2020 at 6:00 P.M. The meeting was called to order by Michele Delisfort, Chairman of the Township Committee.

The Clerk read the following statement:

"This is a regular meeting of the Township Committee. Public Notice of this meeting has been given, as required by the 'Open Public Meeting's Law'. A Resolution was adopted on January 1, 2020, designating this date, this hall and 7:30 P.M. as the time for this regular meeting of the Township Committee of the Township of Union in the County of Union.

A notice of each and every regular meeting of the Township Committee was posted, in accordance with the aforesaid 'Open Public Meeting's Law', in one public place reserved for the posting of Ordinances and official notices of the Township of Union, namely, the bulletin board next to the Clerk's Office. In addition thereto, a copy of said Resolution was forwarded to The Local Source, Suburban News and the Star Ledger. A copy of said Resolution is on file with the Clerk of the Township.

The Local Source and Star Ledger were noticed on Thursday August 20, 2020 of the time change for this regular conference meeting to 6:00pm. The notice was also posted on the Township website and bulletin board."

The opening prayer was led by Committeeman People, and the pledge to the flag was led by Township Clerk Eileen Birch.

The Clerk called the roll. Those present and those absent, were as follows:

Present: MICHELE DELISFORT, MAYOR  
JOSEPH FLORIO, DEPUTY MAYOR, virtually  
CLIFTON PEOPLE, JR., virtually  
MANUEL FIGUEIREDO, virtually  
SUZETTE CAVADAS, virtually

#### **APPROVAL OF MINUTES:**

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved to approve Conference and Regular Session Minutes of July 28, 2020

#### **SECOND AND FINAL READING:**

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading an ordinance establishing salary ranges for employees.

Establishing the salary ranges for municipal officials and employees of the Township

The Chairman announced public hearing on the said ordinance. There being no person present expressing the desire to be heard in this connection, it was, on motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee,

RESOLVED, that the aforesaid ordinance be and the same is hereby passed on second and final reading, Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, aye

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading, an ordinance providing payment for the 2020 Elizabethtown Gas funded roads.

Providing for the 2020 Road Program – Elizabethtown Gas Roads

The Chairman announced public hearing on the said ordinance. There being no person present expressing the desire to be heard in this connection, it was, on motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee,

RESOLVED, that the aforesaid ordinance be and the same is hereby passed on second and final reading, Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, aye

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading, an ordinance providing contributions for affordable housing projects with the township redevelopment.

Providing for the contribution for affordable housing projects as part of redevelopment in the Township.

The Chairman announced public hearing on the said ordinance. There being no person present expressing the desire to be heard in this connection, it was, on motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee,

RESOLVED, that the aforesaid ordinance be and the same is hereby passed on second and final reading, Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, aye

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading, an ordinance creating a new chapter in the municipal code.

Creating a new chapter in the Municipal Code entitled “Construction Project Labor Agreements”

The Chairman announced public hearing on the said ordinance. There being no person present expressing the desire to be heard in this connection, it was, on motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee,

RESOLVED, that the aforesaid ordinance be and the same is hereby passed on second and final reading, Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, aye

**DRAFT AND FIRST READING:**

The Clerk presented draft of an ordinance authorizing the lease of a parking lot.

Authorizing the Township to lease the rear parking lot at 1035 Stuyvesant Avenue.

On motion of Mr. People, seconded by Mr. Florio, and carried on roll call, the Township Committee, resolved, that the said draft of ordinance be received, approved, and that the same be taken up on first reading by title.

On motion of Mr. People, seconded by Mr. Florio, and carried on roll call, the Township Committee, resolved, that the aforesaid ordinance be and the same is hereby passed on first reading, Mr. Figueiredo, aye, Ms. Delisfort, aye, Mr. People, aye, Mr. Florio, aye, Ms. Cavadas, aye.

FURTHER RESOLVED, that the aforesaid ordinance be considered as to second and final reading, at a meeting to be held on September 8, 2020.

Mr. Figueiredo, aye, Ms. Delisfort, aye, Mr. People, aye, Mr. Florio, aye, Ms. Cavadas, aye.

## RESOLUTIONS:

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-219**:

WHEREAS, the Township of Union in the County of Union subscribes to GIS Municipal Management System software to be utilized in various departments; and  
WHEREAS, GovPilot LLC, 79 Hudson Street, Suite 503, Hoboken, NJ 07030 provides the software and maintenance for an annual fee not to exceed \$34,500.00 for the period of one year (July 2020 - July 2021) ; and  
WHEREAS, the availability of funds in the 2020 Municipal Budget was been certified by the Local Finance Officer in the amount of \$34,500.00 and was charged to 0-01-20-140-289; and  
WHEREAS, the Local Public Contracts Law provides that an exemption may be made for the provision or performance of goods or services for the support or maintenance of proprietary computer hardware and software, (N.J.S.A. 40A:11-5dd)  
NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Union hereby authorizes said purchase.

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-220**:

WHEREAS, Preliminary & Final Site Plan Approval with Variance Relief for PARAMOUNT UNION LLC Block 1704 Lot(s) 60, 61 and 62 was granted by the Planning Board of the Township of Union through a resolution adopted on March 28, 2019; and  
WHEREAS, in accordance with Chapter 170, Land Use Code of the Township of Union, Performance Guarantees are required in connection with the Public Facilities work to be performed under said Site Plan; and  
WHEREAS, it has been determined that the cost of the Performance Guarantee for Off-Site improvements (120% of improvement costs) would be \$8,742.00 (Check # 2875), a Safety and Stabilization Bond in the amount of \$11,334.16 (Check #2876) and a Perimeter Landscape Buffer Bond (250 Evergreen Trees @ \$180.00 each) in the amount of \$45,000.00 (Check #2877); and  
WHEREAS, the applicant has posted 5% of the cost of off-site and on-site improvements (\$1,893,908.00) in the amount of \$94,695.40; and  
WHEREAS, the Township Committee has examined the items constituting the above figure as the same set forth in the applicant's construction cost estimate and reviewed by Joseph R. Venezia, P.E., P.P., C.M.E., C.P.W.M., Township Engineer; and  
WHEREAS, said Township has determined that in accordance with Sections 170-243 and 170-245 of the Land Development Ordinance and the Municipal Land Use Law (M.L.U.L.) that the guarantee should be posted in the following manner:

- |   |             |
|---|-------------|
| A. Performance Guarantee in the amount of 120% of the Off-Site Improvements   | \$ 8,742.00 |
| B. Safety and Stabilization Bond  | \$11,334.16 |
| C. Perimeter Landscape Buffer Bond  | \$45,000.00 |
| D. Establishment of a Special Trust Fund Account for inspection & testing in the amount of 5% of the Cost of Improvements | \$94,695.40 |

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that the Performance Guarantee in connection with the application pertaining to property of PARAMOUNT UNION LLC be fixed at the aforesaid

sums and posted as hereinabove indicated, the application being identified as Planning Board No. 2019-03.

On motion of Ms. Suzette Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-221**:

WHEREAS, the Township of Union desires to engage the services of a professional engineering firm to provide professional services to prepare amendments to the Union Township Land Use Ordinance; and

WHEREAS, Maser Consulting has submitted a scope of services proposal dated August 4, 2020 to provide recommended changes to the Land Use Ordinance as follows: Filing and Technical Review Fees (§170-258); Parking demand calculations for various uses (§170-239); New fee schedule for parking variances based on deficiency (§170-239); Schedule of Limitations (§170 Attachment 4); New Site Plan Waiver process; and

WHEREAS, Maser Consulting will prepare a draft Ordinance with the recommended changes to the Land Us Ordinance to distribute to the Township Administrator, Zoning Official and all other Township staff or professionals for preliminary review and comments; and

WHEREAS, the availability of said funds for the project has been certified by the Local Finance Officer through Capital Account 0-01-20-100-269 in the amount of \$12,000.00; and

WHEREAS, the local Public Contracts Law (N.J.S.A.40a:11-1) et. Seq. requires that the Resolution authorizing award of the Contract for "Professional Services" without competitive bids must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that

1. The Chairman of the Township Committee and the Township Clerk are hereby authorized and directed to enter into an agreement with Maser Consulting, P.A. for professional services associated with the Land Use Ordinance Amendments for a fee of \$12,000.00.

2. This Contract is awarded without competitive bidding as a Professional Service in accordance with 40a:11-5(1)(a) of the Local Public Contracts Law, because the said Maser Consulting is authorized to practice a recognized profession.

3. The contractor agrees to comply with all affirmative action Regulations pursuant to N.J.S.A. 10-21-1et.seq. (p.l. 1975 C.127.N.J.A.C. 17:27)

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee moved the adoption of **Resolution No. 2020-222**:

WHEREAS, the alcoholic beverage licensees listed below hereto have filed applications for renewal of said licenses for the year July 1, 2020 through June 30, 2021; and

WHEREAS, proper and due investigation has been made of each of said licensees, and;

WHEREAS, there appears to be no objection to the renewal of said licenses, and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that in accordance with N.J.S.A. 33-1 et seq. that the licensee of each of said licenses appearing below be and they are hereby renewed for the year July 1, 2020 through June 30, 2021.

Club Licenses:

2019-31-080-001 Portuguese American Civic Association Inc

Consumption License:

2019-33-018-005 Red Lobster Restaurants LLC

2019-33-032-004 Paddy's Place LLC

Distribution License:

2019-44-026-003 Dimpal Corporation d/b/a Village Liquors

BE IT FURTHER RESOLVED that the Township Committee of the Township of Union, hereby authorizes said renewal effective July 1, 2020.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-223**:

WHEREAS, Public Service Electric and Gas Company (PSE&G) is the owner of property located at 2198 Stanley Terrace, Block 5504, Lot 19.01, in the Township of Union, County of Union, New Jersey ("Property"); and  
WHEREAS, a storm drain pipeline that serves the Township of Union ("Township") and the Township of Maplewood, presently exists on the Property; and  
WHEREAS, PSE&G will construct a new storm drain pipeline on the Property to replace the existing storm drain pipeline so as to have the existing storm drain pipeline abandoned; and  
WHEREAS, PSE&G will grant the Township an easement on its property for the purpose of accessing and maintaining the to be constructed storm drain pipeline to insure the proper performance and maintenance of the storm drain; and  
WHEREAS, the Township seeks to enter into the Grant of Easement Agreement in the form attached hereto as Exhibit "A".  
NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Union authorizes the Mayor and Clerk to execute the Agreement.

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-224**:

WHEREAS, the Township of Union has qualified for a Community Development Covid-19 Block Grant; and  
WHEREAS, the Township has set up a Community Development Program in accordance and the Township requires the position of Community Development Director for the implementation of said Program; and  
WHEREAS, BLM Consultants, LLC, 355 Stiles Street, Vauxhall, NJ 07088 submitted a proposal which is attached hereto; and  
WHEREAS, funds are now available in the amount of \$38,232.00 for the purpose of hiring staff for the planning, administration implementation of the grant funds; and  
WHEREAS, the availability of said funds has been certified by the Local Finance Officer; and  
WHEREAS, the Governing Body has determined that the services to be performed and the amount to be paid therefore are reasonable;  
NOW, THEREFORE, BE IT RESOLVED, by the Township Committee in- the Township of Union in the County of Union that:

1. The Chairman of the Township Committee and the Township Clerk be and they are hereby authorized and directed to execute the attached contract with BLM Consultants, LLC.
2. A notice of this action shall be published in the Local Source.

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-225**:

WHEREAS, the New Jersey Department of Transportation has requested that a Municipal Utility Engineering and Construction Agreement (UECA) UECA-04-Rt.439, Rt.28 to Rt.27-153950 be entered into between the Township of Union and the State of New Jersey for the verification, design, protection and/or relocation of certain public works facilities in connection with the design and construction of the project within the Township of Union; and  
WHEREAS, exhibits outlining the jurisdictional limits of each have been reviewed and approved by the Township of Union.  
NOW, THEREFORE, BE IT RESOLVED, that the Administrator of the Township of Union is authorized to execute the Agreement and Eileen Birch, Township Clerk will attest the Agreement between the Township of Union and the State of New Jersey.

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee moved the adoption of **Resolution No. 2020-226**:  
BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that:

DONALD TRAVISANO, Township Administrator, be and is hereby designated as its authorized representative to execute Statements of Consent for TWA-1 and WQM-003 Forms for the State of New Jersey Department of Environmental Protection on behalf of the Township of Union in connection with the American Landmark Development –Phase IV (Block 2903, lots 9-15) application.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-227**:

WHEREAS, Preliminary & Final Site Plan Approval with Variance Relief for SLS PROPERTIES LLC Block 1401 Lot 20 was granted by the Planning Board of the Township of Union through a resolution adopted on January 23, 2020; and

WHEREAS, in accordance with Chapter 170, Land Use Code of the Township of Union, Performance Guarantees are required in connection with the Public Facilities work to be performed under said Site Plan; and

WHEREAS, it has been determined that the cost of the improvements would require a Performance Bond in the amount of \$4,500.00 and a Cash Bond in the amount of \$500.00; and

WHEREAS, the Township Committee has examined the items constituting the above figure as the same set forth in the applicant's construction cost estimate and reviewed by Joseph R. Venezia, P.E., P.P., C.M.E., C.P.W.M., Township Engineer; and

WHEREAS, said Township has determined that in accordance with Sections 170-243 and 170-245 of the Land Development Ordinance and the Municipal Land Use Law (M.L.U.L.) that the guarantee should be posted in the following manner:

- A. Performance Bond in the amount of 90% of the  
Performance Guarantee \$ 4,500.00
- B. A cash deposit in the amount of 10% of the Guarantee \$ 500.00
- B. Establishment of a Special Trust Fund Account for  
inspection & testing in the amount of 5% of the  
Cost of Improvements \$ 1,535.60

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that the Performance Guarantee in connection with the application pertaining to property of SLS PROPERTIES LLC be fixed at the aforesaid sums and posted as hereinabove indicated, the application being identified as Planning Board No. 2020-01.

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-228**:

WHEREAS, the Township of Union desires to engage the services of a professional engineering firm to provide professional engineering services and GIS Services to bring the Township into compliance with the Tier A Permit No. NJG0149489 which requires stormwater outfall mapping, illicit discharge detection and elimination, and stream scouring remediation; and

WHEREAS, Maser Consulting has submitted a scope of services proposal dated August 3, 2020 to provide initial meeting, review and investigation of available information using the existing outfall maps; field work consisting of data collection efforts; dry weather flow water testing to determine subsequent remediation; compiling recorded data and final reporting and delivery of outfall mapping to NJDEP by December 21, 2020 and inclusion to the Township Stormwater Pollution and Prevention Plan for a fee of \$39,900.00; and

WHEREAS, the availability of said funds for the project has been certified by the Local Finance Officer through Capital Account 0-01-20-100-269 in the amount of \$39,900.00; and

WHEREAS, the local Public Contracts Law (N.J.S.A.40a:11-1) et. Seq. requires that the Resolution authorizing award of the Contract for "Professional Services" without competitive bids must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that

1. The Chairman of the Township Committee and the Township Clerk are hereby authorized and directed to enter into an agreement with Maser Consulting, P.A. for professional engineering services associated with the for a fee of \$39,900.00.

2. This Contract is awarded without competitive bidding as a Professional Service in accordance with 40a:11-5(1)(a) of the Local Public Contracts Law, because the said Maser Consulting is authorized to practice a recognized profession.
3. The contractor agrees to comply with all affirmative action Regulations pursuant to N.J.S.A. 10-21-1et.seq. (p.l. 1975 C.127.N.J.A.C. 17:27)

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-229**:

WHEREAS, on January 28, 2020, the Township of Union awarded a contract to Berto Construction, Inc., 625 Leesville Avenue, Rahway, New Jersey 07065 to perform the renovations at Veterans' Memorial Park for a total contract amount of \$337,543.50; and WHEREAS, Berto Construction, Inc. has submitted Change Order No. 1 and Final to reflect an increase in Supplemental Item S-1 for furnishing and installing an alternate lighting source in the amount of \$1,400.00 resulting in a revised total contract amount of \$338,943.50 having been reviewed and approved by the Township Engineer; and WHEREAS, the Chief Financial Officer has certified that funds are available in Capital Account No. C-04-55-566-299, (\$187,543.50); Capital Account C-04-55-555-699 (\$75,000.00); Capital Account C-04-55-541-699 (\$75,000.00) to pay for said change order resulting in net increase of \$1,400.00 for a revised total contract amount of \$338,943.50.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Union, in the County of Union, State of New Jersey, hereby authorizes Change Order No.1 and Final resulting in a net increase of \$1,400.00 to the contract with Berto Construction, Inc. for a revised total contract amount of \$338,943.50.

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee moved the adoption of **Resolution No. 2020-230**:

WHEREAS, the Township of Union received twelve (12) bids on July 22, 2020 in connection with the 2020 Road Resurfacing Program – Phase I following a public advertisement of the project in the Newark Star Ledger on July 8, 2020; and WHEREAS, Stilo Excavation, Inc. was the responsive, low bidder on the 2020 Road Resurfacing Program – Phase I including the Base Bid and two Add Alternates totaling \$1,775,566.70, the total bid being 16.7% below the Engineer's Estimate; and WHEREAS, the Township Engineer has reviewed the bid and issued a recommendation of award letter dated July 29, 2020 recommending the Township award the 2020 Road Resurfacing Program-Phase I to Stilo Excavation, Inc. being the responsive, low bidder, subject to the availability of funds; and

WHEREAS, the Chief Financial Officer has certified that funding is available in Capital Ordinance No. 5674 to award the bid in the total amount of \$1,775,566.70 for the 2020 Road Resurfacing Program – Phase I; and

WHEREAS, the aforementioned bid complies with the New Jersey Local Public Contracts Law requirements.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that the Contract for said 2020 Road Resurfacing Program – Phase I in the amount of One Million, Seven Hundred Seventy-Five Thousand, Five Hundred Sixty-Six, and 70/100 Dollars [\$1,775,566.70] be and the same is hereby awarded to Stilo Excavation, Inc. 2907 South Clinton Avenue, South Plainfield, N.J. 07080 in accordance with all bid specifications and requirements.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-231**:

WHEREAS, Union Township Code Section 34-6 provides for the creation of the position of Director of Economic Development; and,

WHEREAS, the Governing Body of the Township of Union wishes to fill the position of Director of Economic Development; and,

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the Township of Union, County of Union, hereby appoints Carlos Sanchez, as Director of Economic Development, effective September 14, 2020.

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-232**:

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes a municipality to determine whether certain parcels of land in the municipality constitute "areas in need of rehabilitation" and/or "areas in need of redevelopment"; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the township committee ("Township Committee") of the Township of Union (the "Township") must authorize the planning board of the Township (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Municipal Committee; and

WHEREAS, on April 28, 2015, the Township Committee adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property commonly known on the Township tax maps as Block 101, Lots 2 and 4.0201 (hereinafter the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment, which designation would authorize the Township and Municipal Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on August 13, 2015, the Planning Board held a public hearing in accordance with *N.J.S.A. 40A:12A-6* at which it reviewed the findings of a report prepared by David G. Roberts, AICP, PP of Maser Consulting, P.A. ("Planning Consultant") entitled "Redevelopment Study Area Determination of Need – Merck Pharmaceutical Research & Development Campus, Block 101, Lots 2 & 4.0201; 1011 Morris Avenue" dated July 23, 2015 (the "Redevelopment Study") which determined that the Study Area met the criteria for designation as an "area in need of redevelopment" under the Redevelopment Law, and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Township Committee, pursuant to *N.J.S.A. 40A:12A-6*, that the Study Area be designated as an "area in need of redevelopment"; and

WHEREAS, on September 8, 2015, the Township Committee accepted the recommendation of the Planning Board and adopted a resolution which designated the Study Area as an "area in need of redevelopment" ("Redevelopment Area") in accordance with the Redevelopment Law; and

WHEREAS, by commission of the Township Committee, the Planning Consultant prepared a redevelopment plan for the Redevelopment Area entitled the "Redevelopment Plan for Merck Site, Block 101, Lots 2 & 4.0201" ("Redevelopment Plan"); and

WHEREAS, on November 22, 2016, the Township Committee adopted the Redevelopment Plan by ordinance, after the Municipal Committee referred the Redevelopment Plan to the Planning Board for its review and comment, pursuant to *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, on May 22, 2018, the Township Committee referred certain amendments to the Redevelopment Plan to the Planning Board for review and comment; and

WHEREAS, on June 7, 2018, the Planning Board held a hearing with regard to those certain amendments to the Redevelopment Plan (the "First Amended Redevelopment Plan").

WHEREAS, on June 26, 2018, the Township Committee adopted Ordinance No. 5590, that approved the First Amended Redevelopment Plan; and

WHEREAS, the Township Committee desires to have the Planning Board review and comment upon certain, additional amendments to the First Amended Redevelopment Plan (the "Second Amended Redevelopment Plan" attached hereto as *Exhibit A*) for its review and comment, pursuant to *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Pursuant to *N.J.S.A. 40A:12A-7(e)*, the Township Committee hereby refers the Second Amended Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the Redevelopment Plan and submit same to the Township



Committee within 45 days after referral, as required by the Redevelopment Law.  
 Section 3. The Clerk of the Township shall forward a copy of this Resolution and the Redevelopment Plan to the Planning Board for review.  
 Section 4. This Resolution shall take effect immediately.

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Delisfort	X					Cavadas	X				
Florio	X										
People	X										
Figueiredo	X										

X – Indicate Vote      ABS – Abstain      N.V. – Not Voting      AB – Absent

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-233:**

WHEREAS, The Township has received the vouchers listed below which have been properly documented and checked, and  
 WHEREAS, said vouchers were submitted in accordance with the verification procedure designed by Suplee, Clooney and Company, which assures accurate calculation of charges for disposal and all applicable taxes, and  
 WHEREAS, The Township of Union continues to protect the interim rate of \$75.09 per ton for household waste and \$ 107.12 for bulky waste, this resolution is authorized subject to a possible retroactive rate adjustment by the Department of Environmental Protection, Board of Public Utilities, in which case the Township will demand a refund, and  
 NOW THEREFORE BE IT RESOLVED THAT, the Township Committee of the Township of Union, in the County of Union, New Jersey, in a meeting assembled this 25TH day of AUGUST 2020, hereby authorizes for payment the following vouchers, which are now owed, in accordance with the exceptions hereinbefore expressed.

MONTH OF JULY	VOUCHER	AMOUNT
Contract Service	207698	191,666.67
Bulky Waste Contract	207696	16,666.67
Condo/Apartments Contract	207695	11,666.67
Recycling Contract	207697	79,166.67
Schools	207693	7,500.00
Vegetative Waste	207692	80,000.00
TOTAL – 7/1/2020 – 7/31/2020		\$386,666.68

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee moved the adoption of **Resolution No. 2020-234:**

WHEREAS, the Township of Union in the County of Union needs to recodify the Municipal Code; and  
 WHEREAS, General Code will provide the services for the recodification according to the attached proposal; and

WHEREAS, the availability of funds in the 2020 Municipal Budget was been certified by the Local Finance Officer in the amount of \$23,960.00 and will be charged to 0-01-20-100-269; and

WHEREAS, the Local Public Contracts Law provides that an exemption may be made for public bidding for codification services. (N.J.S.A. 40A:11-5dd)

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Union hereby authorizes said purchase.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-235:**

WHEREAS, Elizabethtown Gas Company ("ETG") has fully funded the design, bidding and construction administration and inspection services to install handicap ramps and complete full-width, milling and paving of forty-two (2) roads after new gas mains and service connections are replaced by the gas company; and

WHEREAS, Maser Consulting, P.A. submitted a proposal dated August 14, 2020 to provide the design, bidding and contract administration and inspection services totaling \$277,700.00 in connection with the 2020 ETG Funded Road Resurfacing Program Phase I; and

WHEREAS, the township desires to engage Maser Consulting P.A. to provide said services in connection with the above 2020 ETG Funded Road Resurfacing Program Phase I; and

WHEREAS, funds are available in Capital Ordinance #5674 to compensate the person or firm selected to advise the Governing Body in connection with the foregoing; and

WHEREAS, the availability of said funds has been certified by the Local Finance Officer; 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 must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee in the Township of Union in the County of Union that:

1. The Chairman of the Township Committee and the Township Clerk are hereby authorized and directed to enter into an agreement with Maser Consulting P.A. for Design, Bidding and Contract Administration and Inspection Services in connection with the 2020 ETG Funded Roadway Resurfacing Program Phase I as noted in the attached proposal from Maser Consulting P.A. dated August 14, 2020 with an associated fee not-to-exceed \$277,700.00.
2. This Contract is awarded without competitive bidding as a Professional Service in accordance with 40a:11-5(1)(a) of the Local Public Contracts Law, because the said Maser Consulting P.A. is authorized to practice as a recognized profession.
3. The contractor agrees to comply with all affirmative action Regulations pursuant to N.J.S.A. 10:21-1 et seq. (p.l. 1975 C. 127. NJAC 17:27).
4. A notice of this action shall be published in the Local Source.

#### **FINANCES:**

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee authorized the payment of bills which are listed in the Permanent Claim's Register against the Township of Union, for the period August 25, 2020, approved by respective Departments as being correct.

Authorize the refund of overpayment of taxes as listed by the Tax Collectors Office.

<u>BLOCK/ LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>AMOUNT</u>	<u>DEDUCTION</u>
<u>Check Payable to: All Ahead Title Agency, LLC.</u>				
2510 -14	Nobre/Lastra	2020-3	\$ 2432.09	Refund O/P
<u>Check Payable to: Karla Ridley</u>				
2403-11	Karla Ridley	2020-3	\$2096.93	Refund O
<u>Check Payable to : Joyce and Nicholas Churus</u>				
1704-106	Churus, N. & J.	2020-4	\$2238.12	Refund O/P

On motion of Mr. Florio, seconded by Mr. Figueiredo, and carried, the Township

Committee authorized payment of Community Development Agency Bills in the amount of \$764.25.

**COMMUNICATIONS:**

From: Terri Malanda, Tax Collector, Re: Requesting the Township Committee authorize checks issued to the following representing the redemption of tax sale certificates:

<b>NAME</b>	<b>AMOUNT</b>	<b>CERT#</b>	<b>LOCATION</b>
Realty Solutions JV	\$ 24,000.00	19-00058	33 Mary Avenue
Zhengrong Yun	\$ 465.70	19-00025	1317 Dartmouth Terr
	\$ 200.00		
US Bank Cust	\$ 837.96	19-00112	294 Concord Avenue
Act Lien Holding	\$1,600.00		

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved to approve the request.

From: Maurice Allarey, Spirit Halloween, 1745 B Morris Ave. and 2698 B Route 22 East Re: Requesting permission to hang a 5' x 30' sign on the Morris Avenue location and a 8' x 23' sign on the Route 22 East location advertising their store from August 26, 2020 through November 1, 2020.

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee moved to approve the request.

From: Cheryl Burger, Connecticut Farms Nursery School, Re: Requesting permission to hang two 4'x5' banners advertising the school from September 1, 2020 through September 30, 2020.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved to approve the request.

From: Joseph Venezia, Township Engineer, Re: Requesting the following payments:

A. Payment No. 7 to Stilo Excavating, Inc. in the amount of \$296,766.12 for work completed through August 10, 2020 for the 2019 Road Resurfacing Program –Phase I.

B. Payment No. 5 to Stilo Excavating, Inc. in the amount of \$420,923.19 for work completed through August 10, 2020 in connection with the 2019 Road Resurfacing Program, Phase 2B

C. Payment No. 4 to Granada Construction in the amount of \$374,574.03 for work completed through August 10, 2020 in connection with 2020 Road Program-Phase III.

D. Payment No. 3 to ADG Construction Inc. in the amount of \$261,625.20 for work completed through August 10, 2020 in connection with the 2020 Road Program - Reconstruction Phase II.

E. Payment No. 3 and Final to Berto Construction in the amount of \$8,150.87 for work completed through August 10, 2020 in connection with the Veterans Memorial Park Improvements.

On motion of Mr. Florio, seconded by Mr. People, and carried, the Township Committee moved to approve the payments.

From: Marconi Gapas, Health Officer, Re: Requesting a refund check in the amount of \$25.00 to be issued to The Empanada Truck for an unused permit.

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved to approve the refund.

**DEPARTMENT REPORTS:**

**MONTHLY REPORTS:**

Clerk's Office

Police Department

On motion of Mr. People, seconded by Mr. Florio, and carried, the Township Committee directed that the reports be received and filed.

### **COMMITTEE REPORTS:**

#### **MS. DELISFORT:**

- Ms. Delisfort present in a form of a motion licenses to be approved:  
Trailer Park: Park Lane Mobile Home Park  
The motion was seconded by Ms. Cavadas, and carried.
- Ms. Delisfort congratulated the Ukrainian Committee on a successful flag raising.
- Ms. Delisfort thanked the Vauxhall Community Garden for distributing fresh vegetables to our seniors in need.
- Ms. Delisfort thanked residents who responded to the 2020 Census and encouraged anyone who hasn't responded to please do so.
- Ms. Delisfort announced 70's Skate Night sponsored through the Recreation Department every Friday in September at Rabkin Park from 6:00pm-9:00pm and online registration is required.
- Ms. Delisfort announced the last films and fins at the Columbian Swim Club of Union featuring the 1975 classic film, Jaws! Doors open at 7:45pm, film begins approximately 8:15pm. All pool regulations will apply; pricing, capacity, temperature checks and social distancing. Online registration is required, visit [uniontownship.com/recreation](http://uniontownship.com/recreation)
- Ms. Delisfort announced the upcoming 5<sup>th</sup> Annual Hispanic Heritage Fiesta! on Saturday, September 19<sup>th</sup> from 2pm to 9pm in the parking lot in front of Town Hall.
- Ms. Delisfort announced the opening of the Union Public Library on Tuesday, September 1<sup>st</sup> by appointment only! Beginning on Monday, August 31<sup>st</sup>, Union Public Library cardholders may make appointments to visit either library branch location, up to 48 hours in advance. Non-library cardholders may call for same-day appointment, if available. For more details on appointment times, book drop off, or computer usage you can visit [uplnj.org](http://uplnj.org) or call 908.851.5450.
- Ms. Delisfort reminded the public to sign up for Code Red online or by calling the Administration office at 908-851-8500.

#### **PUBLIC HEARING:**

The Clerk read correspondence from Richard King, 861 Liberty Avenue, expressing concerns about the intersection of Liberty Avenue and Spruce Street. He wrote how the intersection is dangerous and many accidents happen there.

The Mayor asked that the letter be forwarded to the Police Department for their review and the Clerk to respond to Mr. King.

The Clerk read correspondence from Les and Susan Gaschler complimenting the Mayor for all the Covid-19 updates and closing Union Center for the restaurants. He questioned whether the staffing levels at police, fire and DPW were being increased due to the redevelopment in the township and the financial state of the Township. Also asked why the procedure for police and fire reports at the meetings was changed.

Mr. Travisano responded and assured them that all staffing levels are monitored in all departments and also currently the Township is in sound financial condition with all sources of revenue and spending monitored on a daily basis.

The Clerk read correspondence from Heather Carr inquiring about the tax impact on the Township with the County building a new government complex in Elizabeth.

Mr. Travisano responded that he will get more information from the County.

There being no further business presented, the Township Committee on motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, adjourned the meeting, the time being 6:28P.M.

Dated: August 25, 2020

---

MICHELE DELISFORT, Chairwoman of the  
Township Committee of the Township of Union,  
in the County of Union.

---

EILEEN BIRCH, Township Clerk