

November 10, 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 10th day of November, 2020 at 6:00PM. 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 November 5, 2020 of the time change for this regular 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 Eileen Birch.

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

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

Absent: MICHELE DELISFORT, MAYOR

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

On motion of Mr. Figueiredo, seconded by Ms. Cavadas and carried, the Township Committee moved to approve Conference and Regular Session Minutes of October 27, 2020.

#### **SECOND AND FINAL READINGS:**

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading amending Ordinance No. 5629 "2019 Infrastructure Grant Program" to include a grant from the County of Union in the amount of \$90,000.00.

Amending Bond Ordinance 5629 "2019 Infrastructure Grant Program" to include a grant from the County of Union in the amount of \$90,000.00.

The Clerk advised no comments were received on this ordinance.

On motion of Ms. Cavadas, seconded by Mr. People, and carried, the Township Committee, moved to adopt this ordinance. Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, absent

In pursuance to notice duly published, the Clerk presented for consideration, as to second and final reading ordinance providing funds for Holiday decorations and the Township Bike Share Program.

Capital ordinance appropriating \$210,000 from the Capital Surplus Fund to pay for the purchase of \$110,000 of Holiday Decorations and the purchase of \$100,000 of equipment for the Township Bike Share Program, by and in the Township of Union, in the County of Union, State of New Jersey

The Clerk advised no comments were received on this ordinance.

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee, moved to adopt this ordinance. Mr. Figueiredo, aye, Ms. Cavadas aye, Mr. People, aye Mr. Florio aye, Ms. Delisfort, absent.

#### **RESOLUTIONS:**

On motion of Mr. People, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-291:**

WHEREAS, N.J.A.C. 5:34-4.9 provides for the establishment of open-end contracts; and

WHEREAS, N.J.A.C. 5:34-1.2 provides that any local contracting unit purchasing, pursuant to N.J.S.A. 40A: 11-12, materials supplies or equipment under a contract entered into by the State Division of Purchase and Property shall authorize the award of such contract by resolution of the governing body; and

WHEREAS, the Township of Union purchases Tires and Tubes from Bridgestone America, c/o Cleveland Auto Tire, 462 Third Avenue, Elizabeth, N.J. 07206, State Contract No. 19-FLEET-00708; and

WHEREAS, the Township Committee previously authorized Resolution No. 2020-82 in the amount of \$35,000.00 and it is necessary to increase that amount by an additional \$10,000.00 for a total amount not to exceed \$45,000.00

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union, in the County of Union, hereby authorizes the Purchasing Agent of the Township of Union to purchase tires and tubes from Bridgestone America, c/o Cleveland Auto Tire, 462 Third Avenue, Elizabeth, N.J. 07206, State Contract No. 82528; pursuant to N.J.A.C. 5:34-4.9, open-end contracts; and

BE IT FURTHER RESOLVED, pursuant to N.J.A.C. 5:34-5, the Purchasing Agent shall obtain a Certificate of Availability of Funds for purchases under this State Contract, not to exceed a total amount of \$35,000.00 and shall be encumbered to 0-01-26-290-225 - \$30,000.00 and 0-01-26-305-225 -\$15,000.00.

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-292:**

WHEREAS, the alcoholic beverage licensee listed below hereto has filed application for renewal of said license for the year July 1, 2020 through June 30, 2021; and

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

WHEREAS, there appears to be no objection to the renewal of said license, 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 said license appearing below be and they are hereby renewed for the year July 1, 2020 through June 30, 2021.

Consumption License: 2019-33-007-006 JES 1 Inc. d/b/a Campus Inn

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 Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-293:**

WHEREAS, Public Service Electric and Gas Company has requested by correspondence dated October 19, 2020 release of the Safety and Stabilization Bond in the amount of \$5,000.00 by Check No. 4000412000 for site improvements; and WHEREAS, the Township Engineer has determined that the applicant has completed all site improvements; and WHEREAS, the Township can return the applicant's Safety and Surety Bond posted in the amount of \$5,000.00. NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union in the County of Union that the Safety and Surety Bond pertaining to the subject property be released as was approved by the Zoning Board CAL No.3326 on May 16, 2018.

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-294:**

WHEREAS, the Township of Union in the County of Union is in need of purchasing a new rooftop air conditioning unit for the Police Department; and WHEREAS, this can be purchased from Dave's Sheet Metal Work & HVAC, LLC., 908 Vosseller Ave., Martinsville, NJ 08836 at their low quote not to exceed \$42,675.00; and WHEREAS, the availability of funds in the 2020 Municipal Budget has been certified by the Local Finance Officer in the total amount of \$42,675.00 and will be charged to C-04-55-564-799. NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Union hereby authorizes said purchase.

On motion of Mr. People, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-295:**

WHEREAS, the Township of Union Fire Department is in need of purchasing a new vehicle for the for the Fire Chief; and WHEREAS, Winner Ford, 250 Haddonfield-Berlin Road, Cherry Hill, NJ 08034 can provide this 2021 Ford Expedition through the Cranford Cooperative Pricing System for an amount not to exceed \$40,395.00; and WHEREAS, N.J.A.C. 5:34-1.2 provides that any local contracting unit purchasing, pursuant to N.J.S.A. 40A: 11-12, materials supplies or equipment under a contract entered into by the State Division of Purchase and Property shall authorize the award of such contract by resolution of the governing body; and WHEREAS, the availability of funds has been certified by the Local Finance Officer in the amount of \$40,395.00 and will be charged to 0-01-25-265-226. 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. 2020-296:**

WHEREAS, N.J.A.C. 5:34-4.9 provides for the establishment of open-end contracts; and WHEREAS, N.J.A.C. 5:34-1.2 provides that any local contracting unit purchasing, pursuant to N.J.S.A. 40A: 11-12, materials, supplies or equipment under a contract entered into by the State Division of Purchase and Property shall authorize the award of such contract by resolution of the governing body; and WHEREAS, the Township of Union purchases repair services from On Site Fleet Service, State Contract 89273; and WHEREAS, previously authorized Resolution No. 2020-91 for an amount not to exceed \$20,000.00 and it is necessary to increase that amount by an additional \$6,500.00 for a total amount not to exceed \$26,500.00. NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union, in the County of Union, hereby authorizes the Township of Union to utilize On Site Fleet Service Inc., 36 Edgeboro Rd., East Brunswick, NJ 08816 for Maintenance and Repair of Vehicles; pursuant to N.J.A.C. 5:34-4.9, open-end contracts; and BE IT FURTHER RESOLVED, pursuant to N.J.A.C. 5:34-5, the Purchasing Agent shall

obtain a Certificate of Availability of Funds for purchases under this State Contract, not to exceed a total amount of \$26,500.00 and shall be encumbered to DPW 0-01-26-290-226.

On motion of Ms. Cavadas, seconded by Mr. People, and carried, the Township Committee moved the adoption of **Resolution No. 2020-297**:

WHEREAS, N.J.A.C. 5:34-4.9 provides for the establishment of open-end contracts and N.J.A.C. 5:34-1.2 provides that any local contracting unit purchasing, pursuant to N.J.S.A. 40A: 11-12, materials supplies or equipment under a contract entered into by the State Division of Purchasing and Property shall authorize the award of such contract by resolution of the Governing Body; and

WHEREAS, the Township of Union purchases plumbing supplies from South Amboy Plumbing Supply, 224 Lefferts St., South Amboy, NJ 08879, State Contract V00008875; and

WHEREAS, said purchases are expected to include plumbing supplies; and

WHEREAS, the Township Committee previously authorized Resolution No. 2020-57 in the amount of \$12,000.00 and Resolution No. 2020-153 increasing the amount to \$14,000.00 and it needs to be increased by an additional 5,000.00 for a total revised amount not to exceed \$19,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union, in the County of Union, hereby authorizes the purchase of plumbing supplies from South Amboy Plumbing Supply, 224 Lefferts St., South Amboy, NJ 08879, State Contract V00008875; pursuant to N.J.S.A. 5:34-4.9, open-end contracts; and

BE IT FURTHER RESOLVED, pursuant to N.J.A.C. 5:34-5, the Purchasing Agent shall obtain a Certificate of Availability of Funds for purchases under this State Contract, not to exceed \$19,000.00 and shall be encumbered to \$15,000.00 – 0-01-26-310-282 and \$4,000.00 – 0-01-25-240-282.

On motion of Ms. Cavadas, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-298**:

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute 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 Township Committee; and

WHEREAS, on July 28, 2020, 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 1702, Lots 1 & 2.01 (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 Township Committee to use all those powers permitted by the Redevelopment Law, other than the power of eminent domain; and

WHEREAS, on October 22, 2020, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Committee designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and;

WHEREAS, the Township Committee has determined that, based upon the recommendation of the Planning Board, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, with such designation authorizing the Township and Township Committee to use all those powers provided by the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE

TOWNSHIP OF UNION, NEW JERSEY AS FOLLOWS:

- Section 1. The foregoing recitals are incorporated herein as if set forth in full.
- Section 2. The recommendations and conclusions of the Planning Board are hereby accepted by the Township Committee.
- Section 3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment without the power of eminent domain, pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law (the “Non-Condernation Redevelopment Area”).
- Section 4. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.
- Section 5. The Township Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Non-Condernation Redevelopment Area, as reflected on the tax assessor’s records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.
- Section 6. This Resolution shall take effect immediately.

COMMITTEE	YES	NO	ABS	N.V.	AB	COMMITTEE	YES	NO	ABS	N.V.	AB
Figueiredo	x										
Cavadas	x										
People	x										
Florio	x										
Delisfort			x								
X – Indicate Vote      ABS – Abstain      N.V. – Not Voting      AB – Absent											

On motion of Mr. People, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-299**:

WHEREAS, the Township of Union desires to conduct a Preliminary Investigation for Designation of Area In Need of Redevelopment without Eminent Domain for the existing Senior Center property identified on the Township Tax Map B2902 L7; and  
 WHEREAS, Maser Consulting has submitted a scope of services proposal dated November 2, 2020, to prepare an Area in Need of Redevelopment Investigation Study for the above-referenced property which includes a Boundary Survey of Block 2906 L17 and a portion of unimproved Miele Avenue between Grandview Avenue and Floyd Terrace; and  
 WHEREAS, the Preliminary Investigation will assemble and analyze data for preparation of an Area in Need of Redevelopment Investigation report pursuant to the Local Redevelopment and Housing Law (LRHL); attend two (2) public meetings, and coordination with the Township Building Department for permits, violations, etc.; Township Tax Assessor to examine tax cards and any liens; consultations with the Township Redevelopment Attorney throughout the study. Maser Consulting has submitted this proposal for a fee not-to-exceed \$23,000.00 (\$14,000.00 for Area in Need of Redevelopment Investigation and \$9,000.00 Boundary and Topographic Survey); and  
 WHEREAS, the availability of said funds has been certified by the Local Finance Officer in Account 0-01-20-100-269; 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 for an Area In Need of Redevelopment Investigation associated with the property identified

on the Township Tax Map as B2902 L7 and Survey of B2906 L17 for a fee not-to-exceed \$23,000.00.

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. 10:21-1 et seq. (P.L. 1975 C.127. N.J.A.C. 17:27)
4. A Notice of this action shall be published in the Local Source

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee moved the adoption of **Resolution No. 2020-300:**

WHEREAS, the Township Committee of the Township of Union desires to retain a an accountant for help in preparation of applying for and distribution of Cares Act funding monies; and

WHEREAS, Scott Clelland of Wiss & Company, LLP is authorized to perform said services; and

WHEREAS, these services can be provided for a sum not to exceed \$17,500.00

WHEREAS, the availability of said funds to perform this service has been certified by the Local Finance Officer and will be charged to 0-01-20-100-299.

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 Scott Clelland of Wiss & Company, 100 Campus Drive, Suite 400, Florham Park, N.J.07932 and the contract is hereby made part of this resolution.
2. This resolution is subject to Wiss & Company, LLP executing the discrimination and employment contract pursuant to N.J.S.A. 10:2-1 et seq.
3. A notice of this action shall be published in the Local Source following the adoption of this resolution.

On motion of Mr. People, seconded by Mr. Figueiredo, and carried, the Township Committee moved the adoption of **Resolution No. 2020-301:**

WHEREAS, there exists a need for conflict engineering services; and

WHEREAS, pursuant to the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.), such services are considered "Professional Services" as within the scope of a licensed and regulated profession, and same may be awarded without competitive bidding; and

WHEREAS, the Chief Financial Officer or her designee has certified to the availability of funds for this purpose, to be charged to 0-01-30-156-269.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF UNION that a contract for Professional Services be and hereby is awarded to Harbor Consultants, Inc., 320 North Avenue East, Cranford, New Jersey 07016, at a fee not to exceed \$17,500.00 in accordance with their proposal; and

BE IT FURTHER RESOLVED that this Resolution is expressly contingent upon the negotiation and execution of the necessary contract agreements between Harbor Consultants, Inc. and the Township of Union; and

BE IT FURTHER RESOLVED that the Mayor and Clerk be and hereby are empowered and directed to execute a contract with Harbor Consultants, Inc. effectuate the foregoing; and

BE IT FURTHER RESOLVED that a copy of this Resolution be published according to law.

**FINANCES:**

On motion of Mr. Figueiredo, 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 November 10, 2020, approved by respective Departments as being correct.

On motion of Mr. Figueiredo, seconded by Mr. People, and carried, the Township Committee authorized payment of Community Development Agency Bills in the amount of \$274.00.

## COMMUNICATIONS:

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

NAME	AMOUNT	CERT#	LOCATION
US Bank Cust	\$ 2,167.95	20-00009	1252 Magnolia PL
Tower DBX2020-1	\$15,000.00		
PPP New, LLC	\$ 6,071.26	20-00060	41 Jensen Lane
	\$12,500.00		
US Bank Cust for	\$ 1,124.74	19-00075	2272 Stecher Avenue
Pro Cap 8			
US Bank Cust for	\$ 952.44	19-00067	1339 Burnet Avenue
Pro Cap 8	\$ 600.00		
US Bank Cust	\$19,277.15	19-00103	1657 Edward Terr
Act lien	\$26,100.00		
US Bank Cust	\$ 1,499.76	19-00113	88 Laurel Avenue
Act lien	\$ 1,300.00		

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

From: Michael Checo, Stache Barbershop, 414 Chestnut Street, Re: Requesting: permission to hang a 6'x4' banner from November 11 - December 11, 2020 advertising their reopening.

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

## DEPARTMENT REPORTS:

### MONTHLY REPORTS:

Clerk's Office	Community Development
Senior Services	Accounts Office
Engineering Department	

On motion of Mr. Figueiredo, seconded by Ms. Cavadas, and carried, the Township Committee directed that the reports be received and filed.

## COMMITTEE REPORTS:

### MS. CAVADAS:

- Ms. Cavadas gave the report of the Recreation Department and congratulated everyone who participated in the Halloween contests.

### MR. PEOPLE:

- Mr. People gave the report for the Department of Public Works.

### MR. FIGUEIREDO:

- Mr. Figueiredo gave the Fire Department report and reminded all the residents of the importance of having CO detectors.

### MR. FLORIO:

- Mr. Florio made a motion to approve the following license applications:

#### Gas Station:

Vauxhall Lukoil  
ENR-G

#### Amusement:

Paddy's Place  
Chestnut Chateau  
Liberty Tavern  
Union Elks

Joe's Place

Team Dez

Mr. Figueiredo seconded, and the motion was carried.

- Mr. Florio gave the Police report and reminded residents of the aggressive speeding enforcement.
- Mr. Florio thanked the Anderson's from the MTN Organization for hosting a meal distribution at Jefferson School last week.
- Mr. Florio announced the last two Farmer's Market dates, November 12<sup>th</sup> and 19<sup>th</sup> with a Pop Up Market on the 24<sup>th</sup>.
- Mr. Florio announced Small Business Saturday on November 28<sup>th</sup>.
- Mr. Florio reminded residents to sign up for Code Red notifications at uniontownship.com or call 908-851-8500.

**PUBLIC HEARING:**

The Clerk advised no comments were received.

There being no further business presented, the Township Committee on motion of Mr. Figueiredo, seconded by Mr. People, and carried, adjourned the meeting, the time being 6:19PM.

Dated: November 10, 2020

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Joseph Florio, Vice Chairman of the  
Township Committee of the Township of  
Union, in the County of Union.

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Eileen Birch, Township Clerk