

**MONTGOMERY TOWNSHIP COMMITTEE  
REGULAR MEETING MINUTES  
THURSDAY, FEBRUARY 15, 2024  
7:01 P.M.**

The Regular Meeting of the Township Committee of the Township of Montgomery was called to order by Mayor Singh at 7:01 p.m.

**ROLL CALL:** The following were present: Mayor, Neena Singh; Committee Member, Devra Keenan; Committee Member, Patricia Taylor Todd, Esq.

**ABSENT:** Deputy Mayor, Vince Barragan; Committee Member, Dennis Ahn

Also present were: Township Administrator, Lori Savron; Township Attorney, Wendy Rubinstein Quiroga; Township Clerk, Lisa Fania

---

**MEETING NOTICE:** Mayor Singh noted that adequate notice of the meeting was provided to the Courier News and Star Ledger, posted on the municipal bulletin board and filed with the Township Clerk as required by law on January 12, 2024.

---

**SALUTE TO THE FLAG:** Mayor Singh led the Pledge of Allegiance.

---

**PROCLAMATION – RECOGNIZING STEFANI LACHENAUER FOR SERVICE AND DEDICATION FOR THE BETTERMENT OF THE YOUTH OF MONTGOMERY TOWNSHIP** – Mayor Singh read the proclamation into the record.

**WHEREAS,** a community possesses no greater treasure than the dedicated service of its citizens and volunteers; and

**WHEREAS,** the Mayor and Township Committee of the Township of Montgomery desire to recognize volunteers for their dedication and commitment; and

**WHEREAS,** the Township of Montgomery extends its heartfelt gratitude and sincere appreciation to Stefanie Lachenauer for her extraordinary contributions which have enhanced the wellbeing of the youth of the community; and

**WHEREAS,** Stefanie Lachenauer, a teacher at Montgomery Township Upper Middle School, serves as a member of the Montgomery/Rocky Hill Municipal Alliance and Youth Services Committee; as facilitator of the Youth Action Board; as a member of Montgomery Upper Middle School's Compassionate Care Team; and advisor of the school club, Reflections; and

**WHEREAS,** Stefanie Lachenauer's unwavering compassion and dedication is further exemplified by the selfless time and talent she offers as a Yoga Instructor, a Mindful Schools Educator, a Trauma and Resilience Specialist and Trainer; a facilitator of mental health workshops; teacher of global leadership and skills; innovator of "Self-care Days;" and traveling with small groups of students on educational trips to other countries during spring and summer breaks; and

**WHEREAS,** Stefanie Lachenauer's professional and volunteer efforts are instrumental in providing valuable information; and stress relief, coping, leadership and life skills; and

**WHEREAS,** Stefanie Lachenauer's devotion in support of local youth has earned her many awards and accolades including the Somerset County Youth Services Commission's Paul and Jean Krauss Award for Professional Excellence in Service to Youth; and the 2023 Upper Middle School Governor's Educator of the Year.

**NOW, THEREFORE, BE IT PROCLAIMED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, hereby extends sincere appreciation and gratitude to Stefanie Lachenauer for the selfless dedication and compassion in support of the betterment of the emotional and mental wellbeing of the youth of Montgomery Township on this 15<sup>th</sup> day of February, Two-Thousand Twenty-Four.

---

## **PUBLIC COMMENT**

The following members of the public spoke during public comment:

**Ewa Zak**, a resident of the Township and 38-year member of the Montgomery Township Shade Tree Committee, serving as Chair and Advisor, spoke of her accomplishments while serving and expressed concerns regarding a "lack of cooperation and communication" for projects including the sidewalk on Orchard Road; tree removal on Orchard Road; the future communications tower; and the landscaping plans for the Township's Route 206 sign. E. Zak commented that there was no coordination between the adopted plans for the sign mount landscaping that was executed by the Township. E. Zak continued to express dissatisfaction regarding the selection and placement of plants; the amount of mulch utilized; and the lighting surrounding the Route 206 sign.

---

**Greg Kaganowicz**, a resident of the Township and a 30-year member of the Montgomery Township Environmental Commission, reiterated E. Zak's concerns regarding the landscaping around the "Municipal Complex" sign. G. Kaganowicz also gave a brief explanation of the approval process for the original landscaping plan for the Municipal Complex and expressed disappointment for the lack of communication and consideration given to resident and volunteer input regarding same.

---

**Frank Derby**, a resident of the Township and member of the Environmental Commission, also spoke on the disappointment and dissatisfaction regarding the lack of communication and consideration given to the Environmental Commission concerning the landscaping surrounding the Route 206 sign.

---

**Dr. VanBeveren**, a resident of the Township, requested that the Township Committee give consideration to permitting windmills on one-acre properties and gave a proposal from Beach Wind Energy Group to the Township Clerk for distribution to Committee Members.

---

## **ORDINANCES – INTRODUCTION AND FIRST READING**

Mayor Singh read by title Ordinance #24-1717.

### **AN ORDINANCE ACCEPTING DEED OF DEDICATION AND DRAINAGE EASEMENT AGREEMENT FOR A PORTION OF LOTS 14 AND 16, BLOCK 12001 IN THE TOWNSHIP OF MONTGOMERY, COUNTY OF SOMERSET, STATE OF NEW JERSEY**

Mayor Singh asked for a motion to introduce Ordinance #24-1717 on first consideration.  
Motion by Keenan, seconded by Taylor Todd

#### **ROLL CALL**

**AYES:** Keenan, Taylor Todd, Mayor Singh  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Ahn, Deputy Mayor Barragan

Second reading and public hearing date March 21, 2024.

---

Mayor Singh read by title Ordinance #24-1718.

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY IN SOMERSET COUNTY PROVIDING FOR THE ACCEPTANCE OF RIGHT-OF-WAY DEDICATION OF BRECKNELL WAY**

Mayor Singh asked for a motion to introduce Ordinance #24-1718 on first consideration.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Keenan, Taylor Todd, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

Second reading and public hearing date March 21, 2024.

---

Mayor Singh read by title Ordinance #24-1719.

**AN ORDINANCE AMENDING SCHEDULE I "NO PARKING", SCHEDULE VII "THROUGH STREETS," SCHEDULE VIII "STOP INTERSECTIONS," SCHEDULE XIII "NO LEFT TURN," AND SCHEDULE XVII "SPEED LIMITS," OF CHAPTER VII OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984) TO ESTABLISH NO PARKING PROVISIONS, THROUGH STREET DESIGNATION, STOP SIGN LOCATIONS, NO LEFT TURN RESTRICTIONS, AND SPEED LIMITS ON BRECKNELL WAY**

Mayor Singh asked for a motion to introduce Ordinance #24-1719 on first consideration.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Keenan, Taylor Todd, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

Second reading and public hearing date March 21, 2024.

---

**ORDINANCES – PUBLIC HEARING/FINAL ADOPTION**

Mayor Singh read by title Ordinance #24-1716.

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS PROVIDING FOR A 3.5% "CAP" FOR THE 2024 BUDGET AND TO ESTABLISH A CAP BANK PURSUANT TO N.J.S.A 40A:4-45.14**

Mayor Singh asked for a motion to open the public hearing.

Motion by Keenan, seconded by Taylor Todd

Motion unanimously carried

There was no public comment.

Mayor Singh asked for a motion to close the public hearing and adopt Ordinance #24-1716 on final consideration, same to be published according to law.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Keenan, Taylor Todd, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**ORDINANCE ADOPTED**

Ordinance advertised February 7, 2024 in the Courier News. Posted on municipal bulletin board as required by law.

**ORDINANCE #24-1716**

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS PROVIDING FOR A 3.5% "CAP" FOR THE 2024 BUDGET AND TO ESTABLISH A CAP BANK PURSUANT TO N.J.S.A 40A:4-45.14**

**Statement of Purpose**

The purpose of this ordinance is to exceed the municipal budget appropriation limits providing for a 2.5% "cap" for the 2024 budget and to establish a cap bank pursuant to N.J.S.A 40a:4-45.14

**WHEREAS**, the Local Government CAP Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of the actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

**WHEREAS**, the Committee of Montgomery Township in the County of Somerset, finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

**WHEREAS**, the Township Committee hereby determines that a 1.0% increase in the budget for said year, amounting to \$28,067.45, in excess of the increase in final appropriations otherwise permitted by the Local Government CAP Law, is advisable and necessary; and

**WHEREAS**, the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated, as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Montgomery Township, County of Somerset, New Jersey, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of Montgomery Township shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$798,236.08 and that the CY 2024 municipal budget for Montgomery Township be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with the Director of the Division of Local Government Services within 5 days after such adoption.

---

## **CONSENT AGENDA**

### **Resolutions #24-2-84 through #24-2-90.**

Mayor Singh asked for a motion to adopt the Consent Agenda, Resolutions #24-2-84 through #24-2-90.  
Motion by Keenan, seconded by Taylor Todd

### **ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

## **RESOLUTION #24-2-84**

### **AUTHORIZING THE ISSUANCE OF 2024 TOWING LICENSE – KOVI TOWING, LLC**

**WHEREAS**, the Township has received a completed towing application for a light-duty towing license from Kovi Towing, LLC to provide towing services in 2024; and

**WHEREAS**, the Police Department has reviewed said application and conducted an appropriate investigation pursuant to section 4A-2.2 of the Code of the Township of Montgomery (1984); and

**WHEREAS**, the Police Director has reviewed the results of said investigation, approved said application, and recommended the issuance of a light-duty towing license to Kovi Towing, LLC.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, as follows:

1. The Township Clerk is hereby authorized to issue a light-duty towing license to Kovi Towing, LLC for 2024.
2. All towing licenses are subject to the provisions set forth in Chapter IV-A of the Code of the Township of Montgomery (1984), and shall expire on December 31, 2024.
3. This resolution shall take effect immediately.

---

## **RESOLUTION #24-2-85**

### **AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #22-000037**

**WHEREAS** the Township received payment for the redemption of Tax Sale Certificate #22-000037 in the amount of \$66,269.17.

**BE IT RESOLVED** that a refund in the amount of \$66,269.17 be given to C&E Tax Lien Fund I, Christiana TC/F CE1/Firsttrust, P.O. Box 5021, Philadelphia, PA 19111-5021 for the Redemption of Tax Sale Certificate #22-000037 on Block 14001, Lot 15.

Tax Lien Redemption

|                    |             |
|--------------------|-------------|
| Certificate Amount | \$ 7,794.77 |
| Subsequent Charges | \$20,993.85 |
| Year End Penalty   | \$ 1,304.47 |
| Interest Amount    | \$ 3,097.29 |
| Search Fees        | \$ 12.00    |
| Recording Fee      | \$ 55.00    |
| PREMIUM            | \$32,700.00 |
| TOTAL              | \$66,269.17 |

**RESOLUTION #24-2-86**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #23-00002**

**WHEREAS** the Township received payment for the redemption of Tax Sale Certificate #23-00002 in the amount of \$11,881.35.

**BE IT RESOLVED** that a refund in the amount of \$11,881.35 be given to LVTL Operations LLC, WSFS as CUST LVTLOPS/FIRSTTRUST, P.O. Box 815, Fort Washington, PA 19034-0815 for the Redemption of Tax Sale Certificate #23-00002 on Block 5005, Lot 7.

Tax Lien Redemption

|                    |             |
|--------------------|-------------|
| Certificate Amount | \$ 2,342.82 |
| Redemption Penalty | \$ 46.86    |
| Subsequent Charges | \$ 4,258.66 |
| Interest Amount    | \$ 66.01    |
| Recording Fee      | \$ 55.00    |
| Search Fees        | \$ 12.00    |
| TOTAL              | \$11,881.35 |

**RESOLUTION #24-2-87**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #20-00021**

**WHEREAS** the Township received payment for the redemption of Tax Sale Certificate #20-00021 in the amount of \$99,827.97.

**BE IT RESOLVED** that a refund in the amount of \$99,827.92 be given to BB 506 LLC, P.O. Box 953, Lakewood, NJ 08701 for the Redemption of Tax Sale Certificate #20-00021 on Block 37003, Lot 1.075.

### Tax Lien Redemption

|                    |                    |
|--------------------|--------------------|
| Certificate Amount | \$ 8,235.35        |
| Redemption Penalty | \$ 329.41          |
| Subsequent Charges | \$41,299.41        |
| Year End Penalty   | \$ 1,253.90        |
| Interest Amount    | \$13,935.42        |
| Recording Fee      | \$ 55.00           |
| Foreclosure Fee    | \$ 1,407.45        |
| Search Fees        | \$ 12.00           |
| PREMIUM            | \$33,300.00        |
| <b>TOTAL</b>       | <b>\$99,827.97</b> |

### RESOLUTION #24-2-88

#### AUTHORIZING RELEASE OF MAINTENANCE GUARANTEE (FP0025404) FOR COUNTRY CLUB MEADOWS – WET PONDS 5A AND 5B

**WHEREAS**, Mark Herrmann, Township Engineer, has recommended that the Township Committee consider the release of the posted Maintenance Guarantee. The project was inspected in anticipation of the maintenance guarantee expiration. No apparent deficiencies were found during inspections conducted by the Engineering Department.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that Maintenance Guarantee #FP0025404 in the amount of \$129,563.82 be released to Country Club Meadows, LLC. Escrow accounts must remain open for other active phases/guarantees for the project.

### RESOLUTION #24-2-89

#### AUTHORIZING TAX REFUND DUE TO STATE TAX APPEAL JUDGMENT (BLOCK 31036, LOT 42)

**WHEREAS**, pursuant to N.J.S.A. 54:3-27.2, in the event that a taxpayer is successful in an appeal from the assessment of real property, the prospective taxing district shall refund any excess taxes paid within 60 days of the final judgment; and

**WHEREAS**, the Tax Collector's office has received a Tax Court Judgment on Block 31036, Lot 42 also known as 77 High Ridge Road in the names of Jeffrey J. and Donna A. Bernardis; and

**WHEREAS**, the Tax Court Judgment (Docket #003138-2023 entered on 1/24/2024 reduced the assessment value for tax year 2023 to \$980,000.00, which resulted in a credit of \$4,390.00.

**BE IT RESOLVED** that a refund in the amount of \$4,390.00 is due and payable to:

Wolf Vespasiano, LLC Attorney Trust Account  
331 Main Street  
Chatham, NJ 07928

**RESOLUTION #24-2-90**

**REAPPOINTING FRANCESCO TADDEO TO THE POSITION OF MUNICIPAL COURT JUDGE IN  
THE HILLSBOROUGH /BRANCHBURG/MONTGOMERY MUNICIPAL COURT**

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the following appointment shall be made for a 3-year term, effective March 1, 2024:

| <u>Title</u>             | <u>Name</u>      | <u>Salary</u> | <u>Term Expiration</u> |
|--------------------------|------------------|---------------|------------------------|
| Municipal Court<br>Judge | Francesco Taddeo | \$80,000.00   | 2/28/2027              |

---

Resolution #24-2-91. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-91.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-91**

**SUSTAINABLE LAND USE PLEDGE**

**WHEREAS**, land use and protection of natural resources are essential components of overall sustainability for a municipality; and

**WHEREAS**, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, reduction of water supply, loss of open space and the degradation of natural resources; and

**WHEREAS**, well-planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, greenbelts and farmland, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

**WHEREAS**, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, State of New Jersey that Montgomery resolves to take the following steps, as much as reasonably practicable, with regard to our municipal land-use decisions with the intent of making Montgomery a truly sustainable community. It is our intent to include these principles in the next master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly.

**Regional Cooperation** - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.



**Transportation Choices** - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. We will reevaluate our parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.

**Natural Resource Protection** - We pledge to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, we pledge to consult the 2020 Natural Resources Inventory to identify and assess the extent of our natural resources when making land-use decisions, and in open space and farmland preservation planning.

**Water Quality Protection** - We pledge to continue to protect and improve water quality in our municipality through land use decisions. Availability of clean water, aquifer recharge, management of stormwater runoff and point source pollution are critical elements of achieving a sustainable municipality. Strategies for water quality protection will include low impact development, public education, water friendly landscape design, protection and enhancement of stream buffers, woodlands preservation and wise stormwater management including implementation of green infrastructure techniques.

**Mix of Land Uses** - We pledge to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region.

**Housing Options** - We pledge, through the use of our zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single- and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.

**Green Design** - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.

**Municipal Facilities Siting** - We pledge, to the extent feasible, to take into consideration factors such as walkability, bike-ability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

---

Resolution #24-2-92. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-92.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-92**

**APPROVAL OF LAND PURCHASE AGREEMENT FOR BLOCK 17001, LOT 17.01**

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Mayor and Clerk are hereby authorized to take such actions and execute agreements as needed to conduct due diligence investigations related to the potential acquisition of land from the Estate of Mary Hardesty consisting of approximately 2.38 acres designated on the municipal tax map as Block 17001, Lot 17.01 located on Mill Pond Road for open space, recreation, conservation and other municipal purposes.

---

Resolution #24-2-93. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-93.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-93**

**AUTHORIZING GRANT APPLICATION TO NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS LOCAL RECREATION IMPROVEMENT GRANT PROGRAM – REPLACING A CLAY CRICKET PITCH WITH ARTIFICIAL TURF**

**WHEREAS**, the Township of Montgomery desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$55,000 to carry out a project to replace an existing 10' x 100' clay cricket pitch with a 10' x 100' artificial turf pitch.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Montgomery, Somerset County, New Jersey as follows:

1. The Township Committee hereby authorizes the application for such a grant; and
2. The Township Committee recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Montgomery and the New Jersey Department of Community Affairs; and
3. Lori Savron, Township Administrator, and Lisa Fania, Township Clerk, are authorized to sign the application, and that they, or their successors in said titles are authorized to sign the agreement and any other documents necessary in connection therewith.

---

Resolution #24-2-94. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-94.

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-94**

**REQUESTING SOMERSET COUNTY PERFORM A SPEED STUDY  
AND TRAFFIC STUDY ALONG ROUTES 518 AND 601 IN BLAWENBURG**

**WHEREAS**, the Township Committee adopted Resolution #23-2-64 on February 2, 2023, requesting Somerset County to complete the sidewalks at the intersection of Routes 518 and 601, plus undertake a traffic study in the Blawenburg section of Montgomery Township; and

**WHEREAS**, in order to improve traffic safety, Somerset County must budget for and investigate the feasibility of the requested improvements, which would delay the speed and traffic study; and

**WHEREAS**, the Township Committee desires to expedite the speed study and separate this part of the request from the physical improvements.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby requests that the Somerset County Engineering Division, Department of Public Works, commence a speed and traffic study to encompass the intersection of County Routes 518 and 601 in the Blawenburg section of Montgomery Township, and undertake the previously requested improvements separately.

**BE IT FURTHER RESOLVED** that the Township Clerk shall communicate said request for the speed and traffic study to Matthew Loper, PE, County Engineer, Somerset County Department of Public Works.

---

Resolution #24-2-95. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-95.

Motion by Deputy Mayor Barragan, seconded by Keenan

Motion by Keenan, seconded by Taylor Todd

**ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-95**

**AUTHORIZING AND DIRECTING THE MONTGOMERY TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED AT SCARBOROUGH ROAD, DESIGNATED AS THE UNDEVELOPED PORTION OF LOT 1 IN BLOCK 4020 ON THE TAX MAP OF THE TOWNSHIP OF MONTGOMERY MEETS THE CRITERIA FOR DESIGNATION AS A NON-CONDEMNATION REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), was enacted to provide an effective mechanism to empower and assist local governments in their efforts to arrest and reverse deteriorated conditions in housing and commercial and industrial installations and in public services and facilities, and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities; and

**WHEREAS**, the Redevelopment Law authorizes a municipality to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment, pursuant to the enumerated criteria set forth in the Redevelopment Law; and

**WHEREAS**, the Redevelopment Law sets forth a specific procedure and the specific requirements for determining and establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, before an area of the municipality is determined to be a redevelopment area, the governing body of the municipality shall, by resolution, authorize the municipal planning board to undertake a preliminary investigation to determine whether the subject area may be designated as a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

**WHEREAS**, the Redevelopment Law at N.J.S.A. 40A:12A-6 also requires the governing body to specify, at such time at which the Planning Board is directed to undertake the study, whether the area being investigated, if so designated as a redevelopment area, would be classified as a “non-condemnation redevelopment area,” such that the municipality shall be authorized to use all those powers provided by the Legislature for use in a redevelopment area *other than* the use of eminent domain, or as a “condemnation redevelopment area,” such that the municipality shall be authorized to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

**WHEREAS**, the Montgomery Township Committee has determined that an investigation and inquiry should be made of certain property located at Scarborough Road and commonly referred to as Area 3: Continuing Care Facility (CCF) of the Belle Mead Planned Unit Development; to see if it qualifies under the Redevelopment Law as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Township Committee hereby requests and directs the Montgomery Planning Board to undertake an investigation of certain property situated in the municipality, located at Scarborough Road, identified as the undeveloped portion of Lot 1 in Block 4020 on the Tax Map of Montgomery (the “Study Area”), and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and make a recommendation to the Montgomery Township Committee as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey on this 15<sup>th</sup> day of February, 2024, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
  2. The Montgomery Planning Board (“Board”) is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove, consisting of the undeveloped portion of Lot 1 in Block 4020 on the Tax Map of Montgomery, in accordance with the requirements set forth in N.J.S.A. 40A:12A-6 of the Redevelopment Law, in order to determine whether the Study Area, or part(s) thereof, meet the requirements for designation as a non-condemnation redevelopment area, such that the municipality may be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain.
  3. The Board is directed to prepare a map of the Study Area showing the boundaries of the Study Area and locations of the various existing and/or proposed parcel(s) of property included therein, along with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing the Board’s findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, a determination that the Study Area is a redevelopment area, and receiving into the record and considering all objections and evidence in support of such objections to a determination that the Study Area be designated as a non-condemnation redevelopment area.
  4. After completing its public hearing on the matter, the Board shall make a recommendation to the Township Committee as to whether all, or any portion thereof, of the Study Area should be designated as a non-condemnation redevelopment area.
  5. The Board staff and Municipal Planning/Zoning Departments, and their consultants, are hereby authorized and directed to assist the Board in conducting its investigation of the Study Area.
  6. This resolution shall take effect immediately.
  7. The Municipal Clerk shall cause a copy of this resolution to be transmitted forthwith to the Montgomery Planning Board.
  8. The findings and recommendations of the Board, once completed, shall be submitted to the Township Committee for review and consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.
-

## **APPROVAL OF MINUTES**

Committee Member Keenan moved to approve the Regular Meeting Minutes of February 1, 2024, seconded by Taylor Todd and carried unanimously.

Committee Member Keenan moved to approve the Executive Meeting Minutes of February 1, 2024, seconded by Taylor Todd and carried unanimously.

---

Resolution #24-2-96. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-96.

Motion by Keenan, seconded by Taylor Todd

### **ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

## **RESOLUTION #24-2-96**

### **PAYMENT OF BILLS – POSTED**

**WHEREAS**, the Township Committee of the Township of Montgomery has received bills to be paid as listed; and

**WHEREAS**, the Chief Financial Officer and the Township Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Township, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset as follows:

1. That these bills are hereby authorized for payment; and
  2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
  3. That the proper Township Officials are authorized to sign the checks.
- 

## **CORRESPONDENCE**

There was no correspondence.

---

## **NEW BUSINESS**

There were no matters of new business for discussion.

---

## **TOWNSHIP COMMITTEE REPORTS**

There was no Committee report provided by Committee Taylor Todd.

---

Committee Member Keenan reported on a meeting of the Environmental Commission advising that Mary Reece will continue as Chair; that Sarah Roberts will continue as the representative on the Master Plan Committee; and that discussion was held regarding the landscaping of the Route 206 sign and 2024 goals. Committee Member Keenan also reported on a meeting of the Planning Board advising on approval of the memorializing resolution for the Malvern School Properties application, as well as approval of the HMH Carrier Clinic application.

---

Mayor Singh announced the upcoming Mayor's Wellness initiative, "Beat the Winter Blues" event, February 24, in collaboration with the Winter Farmers' Market explaining that there will be presentations on coping strategies for the winter blues, mindfulness, and nutrition.

---

## **ADMINISTRATOR'S REPORT**

Administrator Savron reported receipt of correspondence from Somerset County Department of Public Health & Safety regarding the score sheet for the Township's 2023 Emergency Management Program. Administrator Savron explained that the Township received 100.6 points out of 100 and acknowledged the hard work of Officer Sean Devlin, Montgomery Township Office of Emergency Management Coordinator, the Police Department staff, the Police Department Command Staff, and thanked the Township Committee for their support of the OEM program as well.

Administrator Savron also reported that she and Mayor Singh met with Library representatives to see how things are running and to discuss programming ideas and coordination of events.

Administrator Savron announced an upcoming event to be held in the Municipal Building, "Meet the Artist, Thursday, February 29 from 5:00 p.m. to 7:00 p.m. where local artist, Clem Fiori, will give a brief presentation on his artwork that is displayed throughout the Municipal Building.

Administrator Savron also explained that she had met with the Montgomery Business Association and the association is interested in hosting its annual business meeting at the Municipal Building. Administrator Savron continued that the event will be held March 20, 2024 and will be open to all Montgomery businesses with the opportunity to meet Township staff to learn how the departments can provide assistance to them.

---

## **FUTURE AGENDA ITEMS**

There were no future items listed on the meeting agenda.

---

Resolution #24-2-97. Read by title.

Mayor Singh asked for a motion to adopt Resolution #24-2-97.

Motion by Keenan, seconded by Taylor Todd

### **ROLL CALL**

**AYES:** Taylor Todd, Keenan, Mayor Singh

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #24-2-97****EXECUTIVE SESSION**

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey as follows:

1. The Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act.
2. The general nature of the subjects to be discussed in this session are as follows:
  - Personnel
  - Contract Negotiations
1. Police Interview
1. RPM
3. It is unknown precisely when the matter discussed in this session will be disclosed to the public. Acquisition of property and settlement of litigation shall only be approved by the Township Committee in a public session.
4. The Township Committee will return to Regular Session and may take further action.
5. This Resolution shall take effect immediately.

---

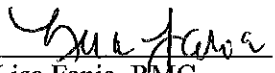
**RETURN TO REGULAR SESSION**

The Township Committee reconvened the regular session at 8:43 p.m. on motion by Keenan, seconded by Taylor Todd and carried unanimously.

---

**ADJOURNMENT**

The Township Committee adjourned at 8:43 p.m. on motion by Keenan, seconded by Taylor Todd and carried unanimously.

  
Lisa Fania, RMC  
Township Clerk

Date approved: March 21, 2024