

**BOROUGH OF SOMERVILLE  
EXECUTIVE SESSION / WORKSHOP SESSION / COUNCIL MEETING  
AGENDA**

**Monday, October 7, 2024**  
Executive Session 6:00 P.M.  
Public Portion 7:00 P.M. (estimate)

LOCATION: COUNCIL CHAMBERS – **SOMERVILLE CIVIC CENTER**  
24 ROBESON STREET, SOMERVILLE, NJ 08876

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- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES- EXECUTIVE SESSION**
  - a. September 16, 2024
- 4. RESOLUTION 24-1007-282 TO ENTER INTO EXECUTIVE SESSION**

**EXECUTIVE SESSION AGENDA**

- a. Redevelopment
- b. Personnel
  - i. Zoning Officer
  - ii. Construction
  - iii. Clerk’s Office

**COUNCIL MEETING AGENDA**

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
  - a. September 16, 2024
- 5. DEPARTMENTAL REPORTS & NOTICES**
  - a. Veterans Wellness Fair October 10<sup>TH</sup> 876 E. Main Street, Bridgewater
  - b. 19<sup>TH</sup> Annual Journey Through the Past on October 12<sup>TH</sup> and 13<sup>TH</sup>
  - c. Election Day November 5<sup>TH</sup> Polls open at 6:00 a.m.- 8:00 p.m.
- 6. COMMITTEE REPORTS**
- 7. DISCUSSION**
  - a. Main Street Tree Plantings -Jeffrey Lamborn
- 8. MAYORAL APPOINTMENT**
  - a. Planning Board Class IV (term expires 12/31/2026) to Giovanni Manilio
- 9. MEETING OPEN TO THE PUBLIC**

(Motion and 2<sup>nd</sup> needed and roll call vote to open and close the meeting to the public). **Public Comment** (shall be limited to five (5) minutes total per individual unless extended or waived by the Mayor).
- 10. ORDINANCES FOR INTRODUCTION** (full copy is available at the end of this

agenda)

- |                     |   |
|---------------------|---|
| <u>2744-24-1007</u> | AMENDING CHAPTER 166 SECTION 46.1 ENTITLED SCHEDULE VA: PERMIT PARKING TO INCLUDE SOUTH BRIDGE STREET (East Side) FROM SOUTHSIDE AVENUE TO 2ND STREET |
| <u>2745-24-1007</u> | AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY INCREASING THE FEE SCHEDULE   |
| <u>2746-24-1007</u> | AMENDING CHAPTER 95 HOUSING STANDARDS TO INCLUDE ARTICLE III ENTITLED PROHIBITING VALET TRASH SERVICES  |
| <u>2747-24-1007</u> | AMENDING CHAPTER 147 OF THE BOROUGH CODE ENTITLED "SOLID WASTE MANAGEMENT" REQUIRING CONTAINERS FOR THE DISPOSAL, IDENTIFYING ENFORCEMENT POSITIONS   |

**11. ORDINANCES FOR PUBLIC HEARING AND ADOPTION** (full copy is available at the end of this agenda)

- |                     |   |
|---------------------|---|
| <u>2741-24-0903</u> | AMENDING CHAPTER 166-44 SCHEDULE III: NO STOPPING OR STANDING TO REMOVE TWO PARKING SPACES ON THE NORTHSIDE OF WEST CLIFF STREET, WEST OF NORTH BRIDGE STREET       |
| <u>2743-24-0916</u> | AMENDING CHAPTER 132 OF THE BOROUGH CODE ENTITLED "RESIDENTIAL RENTAL UNITS" REMOVING ANNUAL FEES, 5 YEAR INSPECTIONS AND REMOVING ATTACHMENT OF LIENS AS A PENALTY |

**12. CONSENT RESOLUTIONS** (ANY ITEMS PULLED OFF CONSENT AGENDA ARE REQUIRED TO HAVE A MOTION AND ROLL CALL VOTE)

**(RESOLUTIONS 24-1007-283 THRU 24-1007-295)**

(Resolutions may be pulled off consent agenda for discussion and roll call vote. Resolutions may be removed or added to the agenda)

- |             |  |
|-------------|--|
| 24-1007-283 | AWARDING A CONTRACT TO TOP LINE CONSTRUCTION CORP.FOR REHILL AVENUE IMPROVEMENTS PROJECT FOR A TOTAL BID AMOUNT (BASE BID \$392,195.90 AND ALTERNATE BID \$9,250.00) IN THE AMOUNT OF \$401,445.               |
| 24-1007-284 | APPOINTING EMMA GIANTISCO TO SERVE ON THE MUNICIPAL ALLIANCE COMMISSION AND YOUTH SERVICES COMMITTEE EXPIRING DECEMBER 31, 2024  |
| 24-1007-285 | SUPPORTING MID-BLOCK CROSSWALK IMPROVEMENTS ON ROUTE 28 MILE POST 2.72 (IMMACULATE CONCEPTION) AND MILE POST 3.21 WEST OF MAPLE STREET   |
| 24-1007-286 | APPROVING CHAPTER 159 FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND (HDSRF) GRANT PROD-00315722 THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION      |
| 24-1007-287 | APPROVING THE SALE, CONVEYANCE AND REDEVELOPMENT (PERMITTED TRANSFER) OF BLOCK 123.05, LOT 2.03 LOCATED IN THE LANDFILL REDEVELOPMENT AREA BY SOMERSET STATION URBAN RENEWAL, LLC TO AVALON SOMERVILLE STATION |

URBAN RENEWAL, LLC AS A QUALIFIED DEVELOPER AND  
AUTHORIZING THE EXECUTION OF A PARTIAL  
ASSIGNMENT AND ASSUMPTION AGREEMENT

- 24-1007-288 AMENDING RESOLUTION 24-0916-276 ACCEPTING THE RESIGNATION OF JENNA LA RUSSO EFFECTIVE SEPTEMBER 26, 2024 (END OF BUSINESS ON SEPTEMBER 25, 2024) AND AUTHORIZING FINAL PAYMENT FOR 4.5 DAYS OF VACATION TIME ACCUMULATED DAILY RATE OF \$212.00 FOR TOTAL AMOUNT OF \$954.00
- 24-1007-289 APPROVING THE HIRING OF SARA PEREZ AS PAYROLL, TAX AND FINANCE CLERK EFFECTIVE NOVEMBER 4, 2024
- 24-1007-290 AUTHORIZING A REFUND OF \$2,330.00 TO LLYCELA GARCIA FOR LAND USE APPLICATION #2023-010Z ON PROPERTY KNOWN 14 SOUTH GASTON AVENUE BLOCK 58 LOT 4 FROM THE ESCROW ACCOUNT
- 24-1007-291 ACCEPTING A GRANT OF \$1,866.63 AND APPROVING CHAPTER 159 FOR THE BUREAU OF JUSTICE ASSISTANCE-2024 BULLETPROOF VEST PARTNERSHIP
- 24-1007-292 ACCEPTING A GRANT OF \$10,000.00 AND APPROVING CHAPTER 159 FOR THE STATE OF NEW JERSEY BOARD OF PUBLIC UTILITIES FOR THE COMMUNITY ENERGY PLAN GRANT
- 24-1007-293 AMENDING RESOLUTION 23-1002-300 EXTENDING APPROVALS AND RESOLUTION OF LOCAL SUPPORT RESOLUTION FOR LOCAL SUPPORT FOR SUITABILITY OF CANNABIS BUSINESS TO ROUTE 22 DISPENSARY, LLC FOR THE ISSUANCE OF A CLASS 5 RETAILER LICENSE AT 1062 ROUTE 22 EAST, SOMERVILLE, NEW JERSEY AS PER APPLICATION DATED SEPTEMBER 12, 2023 FOR AN ADDITIONAL SIX MONTHS TO MARCH 2, 2025
- 24-1007-294 INTENT TO AWARD A NATIONAL CONTRACT THROUGH NPPGOV TO BAUER COMPRESSORS, INC., DISTRIBUTOR AIR & GAS TECHNOLOGIES UNDER NPPGOVE CONTRACT #PS20095 IN THE AMOUNT OF \$87,197.94
- 24-1007-295 EXTENDING THE TIME PERIOD SET FORTH IN RESOLUTIONS 23-0501-154 AND 23-1218-354 CONDITIONALLY DESIGNATING NORTH BRIDGE PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTIES DESIGNATED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOMERVILLE AS BLOCK 64, LOTS 8, 10, AND 11.01 AND BLOCK 65 LOTS 1, 2, 2.01, 3 AND 4 AND COMMONLY KNOWN AND IDENTIFIED AS 130 TO 148 EAST MAIN STREET AND 104 , 118 TO 199 VETERANS MEMORIAL DRIVE EAST AND 2 TO 34 MEADOW STREET AND WHICH ARE LOCATED WITHIN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL/RETAIL PROJECT

**13. BILLS AND VOUCHERS**

**14. ADJOURNMENT**

KEVIN SLUKA, MUNICIPAL CLERK

ORDINANCE #2744-24-1007

AMENDING CHAPTER 166 SECTION 46.1 ENTITLED SCHEDULE VA:  
PERMIT PARKING TO INCLUDE SOUTH BRIDGE STREET (East Side) FROM  
SOUTHSIDE AVENUE TO 2<sup>ND</sup> STREET

WHEREAS, Chapter 166, section 46.1 Schedule VA shall be amended to read as follows  
§ 166-46.1 Schedule VA: Permit Parking.

- A. A decal is to be displayed, in accordance with § 166-10.1, during the following hours: 9:00 a.m. to 8:00 p.m.
- B. In accordance with § 166-10.1, no person shall park a vehicle without a permit during the above times on any of the following streets or parts of streets:

SECTION 1: Name of Street	SECTION 2: Side	SECTION 3: Location
S. Bridge Street	East	From Southside Avenue to 2 <sup>nd</sup> Street

ORDINANCE #2745-24-1007

AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY  
INCREASING THE FEE SCHEDULE

§ 80-7. Additional required inspection and fees.

In addition to the inspections or fees required pursuant to the Uniform Fire Safety Act and the regulations of the New Jersey Department of Community Affairs, the following additional inspections and fees shall be required.

- A. Inspections. Except for one- and two-family owner-occupied dwellings used exclusively for dwelling purposes, the Bureau shall inspect annually all buildings, businesses, structures or premises to ascertain and cause to be corrected any conditions liable to cause fire, contribute to the spread of fire, interfere with firefighter operations, endanger life or any conditions constituting violations of the provisions of intent of this chapter or other fire or life safety requirements. Upon completion of such inspection, and the abatement of violations, the Bureau shall issue to the owner or occupant of the building, structure or premises, a fire safety certificate of compliance. [Amended 3-5-2018 by Ord. No. 2543]
- B. Registration and fees. The owner(s) of all buildings, businesses, structures or premises required to be inspected under Subsection A shall register with the Bureau of Fire Prevention annually. Such registration shall be made on forms provided by the Bureau. It shall be a violation of this code for an owner of said building, business, structure or premises to fail to return such forms within 30 days of issuance. Every property owner that is required to file a registration statement shall file an amended registration within seven days after the occurrence of any change which would render any information contained in a registration statement inaccurate. With the exception of life hazard uses registered pursuant to N.J.A.C. 5:70, registrations shall be accompanied by fees in accordance with the following: [Amended 3-5-2018 by Ord. No. 2543]
  - (1) Class I. Non-life hazard registration for businesses, buildings, structures or premises 200 square feet or less shall be ~~\$25.~~ \$50
  - (2) Class II. Non-life hazard registration for businesses, buildings, structures or premises greater than 200 square feet but equal to or less than 400 square feet shall be ~~\$50.~~ \$75
  - (3) Class III. Non-life hazard registration for businesses, buildings, structures or premises greater than 400 square feet but equal to or less than 1,000 square feet shall be ~~\$75.~~ \$125
  - (4) Class IV. Non-life hazard registration for businesses, buildings, structures or premises greater than 1,000 square feet but equal to or less than 2,500 square feet shall be ~~\$100.~~ \$150

- (5) Class V. Non-life hazard registration for businesses, buildings, structures or premises greater than 2,500 square feet but equal to or less than 5,000 square feet shall be ~~\$150.~~ \$200
- (6) Class VI. Non-life hazard registration for businesses, buildings, structures or premises greater than 5,000 square feet but equal to or less than 12,000 square feet shall be ~~\$200.~~ \$250
- (7) Class VII. Non-life hazard registration for businesses, buildings, structures or premises greater than 12,000 square feet shall be ~~\$275.~~ \$325
- (8) Class VIII. Eating and drinking establishments with less than 50 occupants in which no alcoholic beverages are consumed shall be ~~\$100.~~ \$150
- (9) Class IX. Multiple dwellings and commercial and industrial buildings, businesses,

structures or premises with common areas accessible to the tenants or the public shall be:  
**[Amended 3-7-2022 by Ord. No. 2662]**

- (a) Apartment buildings with 100 or less dwelling units:
    - [1] \$100 per floor.
    - [2] \$100 basement.
    - [3] \$100 per parking deck level.
  - (b) Apartment buildings with more than 100 dwelling units:
    - [1] \$150 per floor.
    - [2] \$150 basement.
    - [3] \$100 per parking deck level.
- C. Waivers. The following users shall be exempt from the local permit and registration fees:

**[Amended 11-7-2022 by Ord. No. 2690]**

- (1) The Somerville Fire Department.
  - (2) The Somerville Rescue Squad.
  - (3) Places of worship. This shall apply to uses where the actual religious service takes place, uses for religious education purposes or uses of an occasional nature.
  - (4) Contractors and construction firms, when the activity is part of work performed under a valid permit issued by the Building Department.
  - (5) Borough of Somerville.
  - (6) Somerville Board of Education.
  - (7) County of Somerset.
  - (8) Downtown Somerville Alliance (Organizer).
  - (9) Somerset County Farmer's Market (Borough partnership)
- D. Special events. When determined by the Fire Marshal to be necessary for the purpose of public safety to have a Fire Inspector present during special events, the owner, operator, organizer, sponsor, person, or organization responsible, for said event shall pay the cost of said inspector at the rate of \$100 per man hour for the duration of the event.
- E. Fire watch. If the Fire Marshal, Fire Inspector, paid personnel or member of a volunteer fire company is required to inspect, monitor, or patrol a building to detect circumstances that might immediately result in a fire while a building's fire protection system is inoperative, the owner of said building shall reimburse the Borough for said fire watch

services at the rate of \$100 per man hour and reimburse the Borough for said fire watch services at the rate designated in the salary ordinance per hour. There shall be a minimum fee of \$100, provided that no fee shall be assessed if within 30 minutes of being notified of the commencement of the fire watch services, the building owner or his or her representative arrives at the building and assumes control of the fire watch from the Fire Marshal, Fire Inspector, paid personnel or member of the volunteer fire company. The cost of providing fire watch services shall be certified by the Fire Marshal to the building owner within 30 days of their completion. The building owner shall reimburse the Borough within 30 days thereof. **[Amended 3-5-2018 by Ord. No. 2543]**

- (1) Schedule of Equipment Rates for Fire Watch payable to the Borough of Somerville collected by the Fire Marshal. The rates on this schedule of equipment rates are for equipment that is owned or leased or rented by the Borough of Somerville. This schedule of equipment rates shall be the most recent rates published by the FEMA. The most recent rates shall be found on FEMA.gov. In absence of such rates the rates shall follow the 2019 schedule of equipment rates as listed below: **[Added 2-22-2022 by Ord. No. 2658]**

- (a) Ladder Truck (aerial): \$178.
- (b) Engine 1500 GPM/1,000 gallons: \$81.19
- (c) Engine/Pump/Tank 1500 GPM/500 gallons: \$126.50
- (d) Command vehicle: \$19.62

**§ 80-8. Certificate of smoke detector, carbon monoxide alarm and fire extinguisher compliance (CSDCMAFEC).**

- A. Before any one- or two-family structure is sold for residential purposes, the owner shall obtain a certificate of smoke detector, carbon monoxide alarm and fire extinguisher compliance (CSDCMAFEC) evidencing compliance with N.J.A.C. 5:70-4.19, 5:70-2.3, 5:70-3 and N.J.S.A. 52:27D-198.1.
- B. The owner or the authorized agent of the owner shall apply for a CSDCMAFEC on a form provided by the Somerville Bureau of Fire Prevention. The application shall be accompanied by the required fee as outlined below: **[Amended 2-22-2022 by Ord. No. 2660]**
  - (1) Request for a CSDCMAC received more than 10 business days prior to the change of occupant: ~~\$75~~ one family; ~~\$150~~ \$200 two family.
  - (2) Request for a CSDCMAC received four business days to 10 business days prior to the change of occupant: ~~\$100~~ one family; ~~\$200~~ \$300 two family.
  - (3) Request for a CSDCMAC received fewer than four business days prior to the change of occupant: ~~\$125~~ \$200 one family; ~~\$250~~ \$400 two family.
  - (4) If the property requires to be re-inspected an additional fee of ~~\$50~~ \$75 per unit is required for each re-inspection.

**§ 80-9. Permits and fees. [Amended 3-5-2018 by Ord. No. 2543]**

- A. Trade shows, craft shows, exhibits, expositions, auctions, art sales, concerts, wrestling matches, festivals, dinners, dances, balls and similar events including non-school-type uses in school buildings, cultural centers and convention centers and any other uses requiring inspection by the Fire Marshal or Fire Inspector shall be ~~\$150~~ \$200 per event.
- B. Asphalt (tar) kettles per job site shall be ~~\$60-~~ \$100
- C. Permit application fees established by the Uniform Fire Code N.J.A.C. 5-70-2.9 are as follows:
  - (1) Type I: ~~\$54-~~ \$100
  - (2) Type II: ~~\$214-~~ \$250

(3) Type III: ~~\$427.~~ \$500

(4) Type IV: ~~\$641.~~ \$700

#### **§ 80-10. Fire alarms and reporting.**

- A. The Fire Marshal or his or her designee shall investigate, or cause to be investigated, the activation of any fire alarm, fire detector or fire protection system occurring within the Borough. The Fire Marshal or his or designee shall determine the cause for such activation and determine whether the alarm, detector or protection system has been properly restored to full service.
- B. Failure to report: It shall be a violation of this section for any person or persons, having knowledge of same, to fail to immediately report to the Somerville Fire Department: the activation of any fire protection system or device; the occurrence of any fire; any attempted arson; or the spill or leakage of any flammable or combustible liquid or gas or of any hazardous material.

#### **§ 80-11. Board of Appeals.**

Pursuant to Sections 15 and 17 of the Uniform Safety Act, P.L. 1983, c. 383 of the Laws of the State of New Jersey, any person aggrieved by any order of the bureau shall have the right to appeal to the Construction Board of Appeals of the County of Somerset.

#### **§ 80-12. Fire lanes and fire zones.**

- A. Designation of fire lanes and fire zones. Certain areas shall be designated as fire lanes to provide clear access to buildings for the fire-fighting equipment in the event of an emergency call, fire hydrants and water connection devices located on Borough and private roads shall be designated as fire zones as permitted by N.J.S.A. 39:4-8 et seq.
- B. Notice to affected property owners.
  - (1) The Bureau shall send to the property owner by personal delivery or certified mail all notices requiring the installation of signs or the painting of fire-lane or fire-zone lines on said property owner's property.
  - (2) Any property owner so noticed shall install the required signs and paint the required lines within 30 days of receipt of said notice.
- C. Intervention by the Borough for failure to comply. If a property owner fails to comply with the requirements of this subsection, the Bureau may cause the required signs to be installed and the lines painted at the property owner's expense. Said costs shall be assessed against the affected property and collected through the Borough Somerville Tax Collector's Office.
- D. Parking, stopping or standing of vehicles prohibited. No person shall park ("parking" means the standing or waiting on a street, road or highway of a vehicle not actually engaged in receiving or discharging passengers or merchandise, unless in obedience to traffic regulations or traffic signs or signals), stop or leave standing ("stopping" or "standing" means any cessation of movement of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic control sign or signal) any vehicle, whether attended or unattended, in any designated twenty- foot-wide fire lane or fire zone or obstruct any designated fire lane or fire zone. No person shall park, stop or leave standing any vehicle within 15 feet of any fire hydrant or other fire department water connection device.
- E. Restrictions for loading zones. In loading zones designated herein, attended vehicles may stop solely for the purpose of loading or unloading and only for the period of time necessary to accomplish such loading or unloading.
- F. Installation of signs, painting of lines.
  - (1) Markings. The owner shall, within 30 days of being given notice to do so by the Fire Marshal, mark the lanes as follows:
    - (a) Signs, with minimum dimensions of 12 inches by 18 inches constructed of metal with raised red letters a minimum of two inches in size on a white background shall be posted at a level of at least seven feet above grade

indicating "NO PARKING AT ANYTIME." Immediately under these signs shall be another sign, with minimum dimensions of 12 inches by six inches saying "FIRE LANE" OR "FIRE LANE NO ON-STREET PARKING." Spacing of signs shall be even with a minimum of one sign for every 50 feet of fire lane or part thereof, or as ordered by the Fire Marshal. All signs and markings must be unobstructed and visible for a distance of at least 100 feet when viewed from a position approximately five feet above the ground while in the fire lane.

- (2) Diagonal yellow lines shall be painted on the pavement along the length of the fire lane or fire zone where possible. Fire lanes shall have a minimum width of 20 feet.
- (3) Fire zones associated with fire hydrants and water connection devices shall be identified with yellow paint extending 15 feet in both directions on the curb and/or pavement where possible.

G. Enforcement agencies for the parking in fire lanes or fire zones. The Bureau and the Somerville Police Department shall have concurrent jurisdiction in policing and issuing parking summons.

H. Penalties.

- (1) Property owners failing to install signs or paint pavement within 30 days of receipt of

notice shall be subject to a fine not to exceed \$500 in accordance with the requirements of the Uniform Fire Code.

- (2) Violators who park illegally in a fire lane or fire zone shall be subject to a fine of \$75. Said fine shall be imposed on complaint and conviction in the municipal court of the Borough of Somerville.
- (3) All fines and penalties shall be paid to the Borough of Somerville Treasury.

#### **§ 80-13. Key box requirements. [Amended 3-5-2018 by Ord. No. 2543]**

- A. All buildings or structures protected by fire alarms shall be provided with a key box approved by the Fire Marshal. The key box shall contain keys to provide access to all areas of the building or structure and shall be installed in a location approved by the Fire Marshal; such key box shall only be utilized in response to a report of a fire or fire protection system activation or other emergency call.
  - (1) The key box shall be located in a lighted location not higher than 5 1/2 feet above grade.
  - (2) Key boxes shall be installed within 90 days of receiving a notice from the Fire Marshal.
  - (3) Key box keys shall be issued to the Fire Marshal. Each individual receiving keys shall be responsible for the security of same at all times.
- B. All buildings or structures that have an elevator equipped with an elevator recall shall provide the elevator recall key in a key box installed in a location readily accessible to the Fire Department.

### **ORDINANCE 2746-24-1007**

#### **AMENDING CHAPTER 95 HOUSING STANDARDS TO INCLUDE ARTICLE III ENTITLED PROHIBITING VALET TRASH SERVICES**

#### **§ 95-17. Definitions.**

As used in this section:

**VALET TRASH SERVICE** — Valet trash service is a door-to door trash and recycling service for multifamily properties including apartment buildings, community condominium, senior living communities, enabling tenants to leave trash and/or recycling for pickup.

**LANDLORD** — The person or persons who own or purport to own a building in which there is rented or offered for rent housing space for living or dwelling under either a written or oral lease.

RENTAL PREMISES — One or more dwelling units, which are occupied by persons other than the owner, his co-inhabitants, or guests, under either a written or oral lease.

**§ 95-18. Obligation of owner.**

No landlord shall permit, contract with or allow a trash valet service to operate at a property in the Borough of Somerville.

**§ 95-19. Notice to landlord.**

- A. Upon the occurrence of a substantiated complaint of a valet trash service operating within a building, said landlord shall be notified that such service is not allowed to operate in accordance with this ordinance.
- B. Upon the occurrence of a second substantiated complaint the property shall be fined in accordance with Section 20 of this ordinance.

**§ 95-20. Penalty**

- A. Upon the 2<sup>nd</sup> occurrence of a substantiated complaint of a valet trash service operating within a building the building shall be fined at a cost of \$1,000 by the Fire Official or other enforcing agency.

**ORDINANCE #2747-24-1007**

**AMENDING CHAPTER 147 OF THE BOROUGH CODE ENTITLED  
“SOLID WASTE MANAGEMENT” REQUIRING CONTAINERS FOR THE DISPOSAL,  
IDENTIFYING ENFORCEMENT POSITIONS**

**BE IT ORDAINED** by the Borough Council of the Borough of Somerville that Chapter 102 Schedule Section 118, Subsection F entitled Driveways Item (4) be amended to read as follows:

**§ 147-1. Purpose.**

The purpose of this chapter is to regulate and control the collection of solid wastes within the Borough of Somerville.

**§ 147-2. Definitions.**

For the purpose of this chapter, the terms used herein are defined as follows:

ASHES — The residue from fires used for cooking foods and heating fires within residential units.

BULK ITEMS — Any large, heavy and/or bulky household appliances, furniture and furnishings which cannot easily and safely be placed in the common collection vehicle used for removal of solid waste within the Borough of Somerville.

BUSINESS AND PROFESSIONAL USER — A business establishment conducting a business, whether for pecuniary profit or not for pecuniary profit, and limited to the quantity of solid waste as specified in this chapter, as well as the frequency and time of garbage pickup, which shall be determined by the Supervisor of the Department of Public Works from time to time.

CONSTRUCTION DEBRIS — Any scrap lumber, metal, earth, sand, bricks, stone, plaster, roofing and siding material and other debris of a similar nature which accumulates and is incidental to the construction or renovation of homes, buildings, public works or other projects.

DWELLING UNIT — Includes only a single-family house, multifamily house, apartment, condominium or townhouse units or other living units which are not defined as an excluded user in this chapter.

**EXCLUDED USER** — Any type of industrial user, any apartment house, hotel, dwelling house or building having more than six (6) dwelling units, shopping centers and hospitals. All schools shall be determined to be "excluded users" after July 1, 1989. Until that date, however, schools shall be included with the regular garbage pickup for Somerville Borough.

**GARBAGE** — Any animal or vegetable waste solids resulting from the handling, preparation, cooking or consumption of foods.

**HAZARDOUS WASTE** — All waste which is deemed to be chemical waste, hazardous waste or infectious waste, as defined by N.J.A.C. 7:26-1.4, and which shall include but not be limited to wastes which are flammable, corrosive or explosive or which, by themselves or in combination with other waste, would be hazardous to life or property.

**HOLIDAYS** — Days observed by the solid waste collector. These days are New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

**INCOME-PRODUCING UNITS** — Any apartments, rooms, commercial units, professional offices or suites which are rented or available to rent to persons other than the owner(s).

**PAPER** — Includes newspapers, periodicals, cardboard and all other wastepaper.

**RESIDENTIAL USER** — A dwelling unit, inclusive of a house or a multifamily dwelling of six (6) or less units, all of which are used for residential purposes.

**RUBBISH** — Includes rags, old clothes, leather, rubber, carpets, wood, sawdust, tree branches, yard trimmings, wood furniture and other combustible solids not of a highly volatile or explosive nature, metals, metal shavings, tin cans, glass, crockery and other similar materials, exclusive of trade waste and waste resulting from building construction or alteration work and exclusive of cellar or yard dirt.

**SOLID WASTE COLLECTION CONTRACTOR** — A person or firm for hire, properly licensed in the State of New Jersey for the purpose of collection of solid waste and solid waste materials; specifically excluded are recyclable materials.

**TIRES** — Discarded rubber tires originally used on vehicle wheels.

**TRADE WASTE** — All material resulting from the prosecution of any business, trade or industry, whether or not conducted for profit, and shall include paper, rags, leather, rubber, cartons, boxes, wood, sawdust, garbage, combustible solids, except manure, metals, metal shavings, wire, tin cans, cinders and other materials exclusive of wastes resulting from building construction or alteration work.

**WASTE MATERIAL** — Includes any and all garbage, refuse, paper, ~~ashes~~ and wastes from building construction or alteration work, regardless of how originating, and shall also include cellar or yard dirt.

### **§ 147-3. Responsibility for Collection and Disposal.**

- A. Every user placing garbage (exclusive of recycling materials, ashes and nonexcluded rubbish, herein defined) for collection from, on or in connection with nonexcluded property shall also be within the boundaries of the Borough of Somerville subject to the rules and regulations set forth within this chapter.
- B. Disposal of trade waste, bulky items, waste material, construction debris and hazardous waste shall be the responsibility of the property owner or his agent, the construction contractor or the producer thereof to have the construction debris and/or trade waste, waste material and hazardous waste removed and disposed of at his expense by a properly licensed waste collection contractor, and the Borough of Somerville shall not be responsible therefor.
- C. The Borough of Somerville shall not be responsible to furnish collection vehicles or personnel to remove and dispose of solid waste of excluded users within the Borough of Somerville.
- D. Any user that elects or is required to use a private collector must use a duly licensed and approved disposal service.
- E. If determined by a Land Use approval, the property owner shall be responsible to furnish it's own collection of solid waste collection, recycling and bulk waste

collection

- F. If determined by action of the Borough of Somerville, a property may be directed to be responsible for its own solid waste collection, recycling and bulk waste collection.
- G. In cases, in which the Municipal Services Act applies, the Public Works Director shall supply the Chief Financial Officer the appropriate reimbursement information.
- H. The collector shall not collect material that are required to be recycled.

**§ 147-4. Preparation of Materials for Collection; Interference with Collection Prohibited.**

A. Preparation for collection.

- (1) Containers shall be provided by the owner, tenant, lessee or occupant of the premises. Refuse containers shall be maintained in a clean, safe and good condition. Any container that does not conform to the provision of this chapter or that may have ragged or sharp edges or any defect liable to hamper or injure the person collecting the contents thereof shall not be utilized. The collector shall have authority to refuse collection services for failure to comply herewith.
- (2) Appropriate containers.
  - (a) ~~The containers shall be galvanized or of plastic composition, shall not exceed forty (40) gallons~~ sixty-four gallons ninety-six gallons in capacity, shall be no heavier than ~~thirty-five (35)~~ seventy (70) pounds when filled, shall have a lid or cover and shall have two (2) sturdy handle and shall be able to be used for refuse automated collection.
  - (b) ~~Plastic bags not less than two (2) mils thick nor larger than forty (40) gallons may be used if properly tied.~~
  - (c) ~~Substitute containers may be used in place of approved containers, such as another bag which is water-repellent and animal-repellent, treated paper garbage and refuse bags or a bag of similar nature. These bags shall not be less than two (2) mils thick nor larger than forty (40) gallons. All bags used shall be properly tied and secured so as to prevent the escape of solid or liquid waste.~~
- (3) All garbage shall be thoroughly and completely drained of all liquids, ~~wrapped securely in paper~~ and placed in a receptacle as hereinbefore set forth.
- (4) All nonrecyclable broken glass or any other dangerous materials shall be placed in a secure container to facilitate safe loading of broken glass or other dangerous material.
- (5) ~~All ashes shall be placed in a container covered in such a manner as to prevent the contents of the container from becoming wet due to rain or snow. Ashes shall be cold and free from any hot coals to prevent the possibility of fire, and the container with the ashes shall not exceed thirty-five (35) pounds in weight.~~ Ashes are not allowed to be placed in trash under no circumstances.
- (6) Hedge and shrubbery clippings and tree trimmings will not be collected as part of the regular garbage pickup. These items shall be collected as part of a special collection program to be established by the borough from time to time.
- (7) No persons shall place on the curb or anywhere else for purposes of collection any explosive or highly flammable materials or hazardous waste, inclusive of but not limited to benzene, gasoline, petroleum, explosive powder, or nitrocellulose film. No person shall place in any receptacle, any garbage, refuse or any other material which could be injurious to the collectors of the municipality.

- (8) Large metal items, such as refrigerators, stoves, beds, crates, etc., shall not be collected with the regular garbage and trash pickup but may be collected in accordance with a schedule as determined by the Department of Public Works for the Borough of Somerville upon specific request by a residential user. The borough will assess a separate charge for the pickup of these items in accordance with the rate schedule set forth annually on Schedule A.<sup>4</sup> The Borough of Somerville, through its Public Works Department, reserves the right to refuse excessively bulky or heavy items and will not dispose of items such as motor engine blocks, automobiles, automotive bodies or portions thereof, truck bodies or parts and other such items not ordinarily collected in the ordinary course of collection. ~~No refrigerators shall be placed for collection or disposal unless and until the door of the refrigerator and/or freezer has been completely removed from the hinges and the lock has been rendered inoperable.~~
- (9) Arrangement or disposal of trees and stumps shall be made by the owner, occupant or person in control of the premises and shall not be collected by the Borough of Somerville.
- (10) Each container of solid waste shall be placed on level ground or surface by the property owner, tenant or other person placing garbage for collection or from whose property such garbage is proposed to be collected, so that it does not easily upset.
- (11) If any container of garbage is upset or overturned other than by the borough employees or borough contracted agent engaged in garbage or refuse collection, the property owner, tenant or other person placing the garbage for municipal collection shall promptly clean up such spill of garbage and restore it to a suitable container as defined hereinbefore.
- (12) No person shall place any of the items referred to in this chapter for collection in any street or highway, either for collection by the municipality or private disposal.
- (13) If any borough employee or agent in the course of his duties observes noncompliance with any of the regulations of this chapter, he shall immediately notify the tenant or landowner of noncompliance and the reason for not making the collection. Such notice may be given personally or by written statement left on the premises. Each such instance of noncollection shall be reported to the Borough ~~Engineer~~ Public Works Director by the person in charge of the particular truck not making the collection.
- (14) Paper drums or plywood drums shall not be utilized for the storage of garbage, refuse or ash, and containers of this type will be collected by the municipality and disposed of.
- (15) It shall be the obligation of the residential user to place such material in such quantity and in such a manner as not to create a public health nuisance or safety hazard.
- (16) No trash or garbage shall be deposited upon any public street nor any other public place except at the curb in front of his residence or place of business for collection by the municipality in accordance herewith.
- (17) Receptacles used by excluded users utilizing a private solid waste collection contractor must meet the minimum requirements as set forth herein. However, said receptacles can be larger in size, so long as they are covered to prevent any refuse from being scattered about by the wind or other elements, are rodent-proof, are cleaned and sanitized as required and are conveniently located on the premises for storage of refuse and are maintained in such a manner as to prevent creation of a nuisance or menace to the public health. Excluded users shall arrange to have refuse removed daily unless suitable facilities are provided for the storage of solid waste until its removal.
- (18) Any solid waste placed at the curb shall be placed in such a manner as not to create a public nuisance and safety hazard.

(19) The contractor shall not be required to make garbage or trash collection from the premises of any residential user ~~whereon a dog is permitted to run loose.~~  
if a hazard may appear, which shall include loose pets or other wildlife.

- B. No person or persons shall prevent or interfere with any agent, servant or employee of the borough or any authorized contractor or collector of garbage, trash or refuse or with his employees engaged in the discharge of their duties, in the sweeping or cleaning of any street or removal therefrom of sweepings, ~~ashes,~~ garbage, rubbish or paper or other refuse materials or in the collection of garbage, trash, waste, ~~ashes,~~ rubbish or similar material.
- C. No recyclable material shall be picked up with household trash. Somerset County Recycling & Waste Management offers Electronic Waste drop-off, hazardous waste drop off, medical waste drop off opportunities.

#### **§ 147-5. Permitted Number of Containers; Stickers; Bulk Items.**

- A. From time to time, as determined by resolution of the Mayor and Borough Council, the number of full containers of trash ~~or garbage bags~~ which shall be collected from any residential, commercial or industrial unit in the Borough of Somerville shall be fixed. In the event that more than one (1) residential or commercial unit is legally and properly located in any one (1) building, the resolution shall provide for the number of containers to be collected per each unit. The number of full containers of trash ~~or garbage bags~~ which shall be allowable (initially) shall be two (2) per household ~~set forth on the attached Schedule A.~~<sup>2</sup> In the event that any user wishes to exceed his limit of garbage pickup in any one (1) week, the user must place a sticker on each additional ~~bag~~ container up to 65 Gallons, and two stickers up to 96 Gallons which is placed for collection or, if an additional container is placed for collection, the sticker must be placed upon the top of the item in the container in a readily visible location. Any garbage in excess of the allowable limit which does not contain a sticker will not be picked up by the borough or its collection contractor.
- B. The fee for each sticker is determined annually ~~five dollars (\$5) per household trash per each additional garbage bag.~~ Household bulk items may be disposed of under the Sanitation Sticker Program only if the item is allowed under the local solid waste program. The number of stickers required for each bulk item is identified at the Municipal Clerk's Office. The stickers shall be paid in advance of pickup. Bulk items that do not have the appropriate number of stickers shall not be picked up and shall be subject to local code enforcement rules.

Bulk items that have the appropriate number of stickers shall be placed at curbside with the regular household waste in accordance with policy. **[Amended 4-4-2022 by Ord. No. 2667]**

- C. Stickers for garbage ~~bags~~ additional containers may be purchased at the office of the borough during normal business hours.
- D. If any user requests that any bulk items as defined in § 147-2 above be picked up by the borough or its collection contractor, in accordance with § 147-4A(8) of this chapter, the user shall be responsible to place a special bulk-item sticker on the bulk item prior to its pickup. Any bulk item not containing a proper sticker or number of stickers will not be picked up by the borough or its collection contractor. The cost of stickers for bulk items shall be in ~~accordance with the attached Schedule B~~<sup>3</sup>, determined annually which may be amended by the Mayor and Council from time to time.

#### **§ 147-6. Collection Schedule.**

Collection from residential users shall be in accordance with a schedule announced by the Borough of Somerville. This schedule may be amended from time to time upon notice by Council after publication.

#### **§ 147-7. Hours for Placement of Containers.**

For collection pursuant to a schedule announced by the Borough of Somerville, all approved containers must be placed at the curblane where easily accessible. No

containers shall be set out prior to 5:00 p.m. on the day prior to collection, and all containers shall be removed by 8:00 p.m. on the collection day. When a regular collection day falls on a legal holiday, containers shall be set out for pickup on the day following the holiday.

#### **§ 147-8. Standards for Collection.**

- A. Collection shall be done in a quiet and orderly manner in compliance with all applicable statutes and the Noise Ordinance within the Borough of Somerville. The collection shall be performed in accordance with bid specifications. Collection time can be deviated for road construction, snow removal or other authorized deviation by the Director of Public Works
- B. All solid waste collection contractors shall comply with the ordinances of the borough and rules and regulations and orders of the Borough's ~~Engineer~~, Public Works Director, as well as all applicable state, county and federal laws and regulations.
- C. All vehicles of solid waste collection contractors shall be of a closed-type and of such construction and loaded in such a fashion that no part of the contents shall fall, leak or spill therefrom.

#### **§ 147-9. Placement of Materials for Collection.**

- A. All materials set or placed for collection shall be set or placed as near as possible upon or along the curblin and shall not be set or placed in any gutter, road or on any walk, sidewalk or public thoroughfare so as to interfere with public travel.
- B. ~~City~~ Municipal collectors of solid waste are prohibited from entering upon any unaccepted lands, streets, service areas, driveways or alleys or any privately owned buildings or portion of any such buildings for the purpose of removing refuse materials to the curb, and if solid waste of residential users is not placed in accordance with this chapter, the municipal collector will not accept the waste for collection.
- ~~C. When it shall appear to be more efficient for collection by the municipality, the municipality, upon written request or permission by the owner, may authorize borough collectors to enter upon and collect garbage and refuse placed at the curblin or side line of such unaccepted streets, lanes, alleys, driveways, service areas or other thoroughfare areas as it may designate, subject to such conditions as it may impose. Such collection service shall not, however, be construed to be an acceptance of any such unaccepted thoroughfare or area.~~

#### **§ 147-10. Transporting Materials from Outside Municipality Prohibited.**

- A. No person shall bring, cart, remove, transport or collect any solid waste, whether garbage, paper, ashes, rubbish, waste materials, construction debris, bulk items, hazardous waste or trade from outside this municipality or into this municipality for purpose of dumping or disposing thereof.
- B. No person shall bring, cart, remove, transport or collect any trade waste, waste materials, construction debris, hazardous waste or bulk items from an excluded user and place for collection with the solid waste of a residential user. When excluded users are located on the same premises, the solid waste shall be disposed of separately and in accordance with this chapter.
- C.

#### **§ 147-11. Violations and Penalties.**

- A. Any person violating any provision of this chapter shall be subject to an initial fine of one hundred dollars (\$100) and subsequent fines within the same 24 month period not exceeding two thousand five hundred dollars (\$2,500) ~~or imprisonment in the county jail for a term not exceeding thirty (30) days, or both.~~ However, where the penalty for such offense may be limited by a state statute, then such limitation shall be applicable notwithstanding the provisions of this chapter.
- B. Each and every violation of this chapter or each and every day that any provision

of this chapter shall be violated shall be construed as a separate and distinct violation thereof.

§ 147-12. Enforcement.

This chapter shall be enforced by the Borough’s ~~Engineer~~ Public Works Director, Property Maintenance Officer or the Health Officer or any of their authorized representatives or any Somerville Police Officer as directed by the Health Department or Borough’s ~~Engineer~~ Public Works Director, who shall be present and assist in the execution of this chapter.

§ 147-13. Severability.

In the event that any section, sentence or clause of this chapter shall be declared unconstitutional by a court of competent jurisdiction, such declaration shall not in any manner prejudice the enforcement of the remaining provisions.

§ 147-14. Effective date.

This ordinance shall be effective on January 1, 2025

Ordinances scheduled for Adoption

**ORDINANCE #2741-24-0903**

**AMENDING CHAPTER 166-44 SCHEDULE III: NO STOPPING OR STANDING TO REMOVE TWO PARKING SPACES ON THE NORTHSIDE OF WEST CLIFF STREET AND WEST OF NORTH BRIDGE STREET**

**BE IT ORDAINED** by the Borough Council of the Borough of Somerville that Chapter 166-44 Scheule III: No Stopping or Standing be amended to include the following:

**§ 166-44 Schedule III: No Stopping or Standing**

In accordance with the provisions of § 166-8, no person shall stop or stand a vehicle between the times specified upon any of the following described streets or parts of streets:

Name of Street	Side	Hours	Location
West Cliff Street	North	All	From North Bridge Street to a point 48 feet westerly thereof.

**ORDINANCE #2743-24-0916**

**AMENDING CHAPTER 132 OF THE BOROUGH CODE ENTITLED “RESIDENTIAL RENTAL UNITS” REMOVING ANNUAL FEES, 5 YEAR INSPECTIONS AND REMOVING ATTACHMENT OF LIENS AS A PENALTY**

**BE IT ORDAINED** by the Borough Council of the Borough of Somerville that Chapter 132 read as follows:

**Chapter 132 RESIDENTIAL  
RENTAL UNITS**

§ 132-1.	Purpose.	§ 132-9.	Inspection Certificate
§ 132-2.	Definitions.		Required.
§ 132-3.	Registration Requirements.	§ 132-10.	<del>Inspection Procedure.</del>

§ 132-4.	<b>Manner of Registration.</b>	§ 132-11.	<b><del>Request for Inspection.</del></b>
§ 132-5.	<b>Transfer of Ownership.</b>	§ 132-12.	<b>Certificate Transferability.</b>
§ 132-6.	<b><del>Fees.</del></b>	§ 132-13.	<b>Certificate Availability.</b>
§ 132-7.	<b>Inspection Required.</b>	§ 132-14.	<b>Penalty.</b>
§ 132-8.	<b><del>Frequency of Inspections.</del></b>	§ 132-15.	<b><del>Delinquent Fees to Become Lien.</del></b>

[HISTORY: Adopted by the Mayor and Council of the Borough of Somerville 8-18-97 as Ord. No. 2035. Amendments noted where applicable.]

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**§ 132-1. Purpose.**

The Borough of Somerville recognizes a need for an organized inspection program of residential rental premises within the borough in order to upgrade rental units to meet borough and State life safety, health, fire and zoning codes, and to provide a more efficient system compelling both absentee and local landlords to correct violations and to maintain rental property in proper condition. The borough hereby determines that the most efficient system to provide for regular inspections is the creation of a program requiring the registration of all residential rental premises so that orderly inspection schedules may be arranged and implemented.

**§ 132-2. Definitions.**

As used in this chapter:

DWELLING UNIT — Shall mean a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWELLINGS —  
 SINGLE-FAMILY DWELLING - Shall mean a building containing one (1) dwelling unit  
 TWO-FAMILY DWELLING (DUPLEX) - Shall mean a building containing two (2) dwelling units  
 MULTIFAMILY DWELLING - Shall mean a building containing more than two (2) dwelling units.

PERSON — Shall mean any corporation, firm, partnership, association, organization or other entity, as well as an individual.

PREMISES — Shall mean a rental dwelling unit, the public and/or common areas of the dwelling of which the unit forms a part, and the real property upon which such dwelling is located.

RENTAL UNIT — Shall mean any non-owner occupied unit for the usage of which the occupant provides consideration to the owner.

UNIT — Shall mean a component part of a building.

**§ 132-3. Registration Requirements.**

No person shall rent or allow to be rented to another person for occupancy, any dwelling unit without first having made and filed a registration statement with the Clerk of the Borough of Somerville. Registration shall be effected upon forms furnished by the Clerk for such purpose and shall include the following minimum information:

- A. Name, address and phone number of the dwelling unit owner.
- B. Name, address and phone number of the local property manager if different from the dwelling unit owner.
- C. Street address of the dwelling.
- D. The number of rental dwelling units within the dwelling.
- E. The maximum number of occupants permitted for each rental dwelling unit.
- F. Name, address and phone number of the person authorized to make or order the making of repairs or performance of services for the dwelling unit if in violation of code, law, rule, regulation or ordinance, if different from the owner or local manager or in the event of an emergency and an inability to contact the person primarily authorized.
- G. In the event there is not common ownership of the dwelling unit and the premises, the information specified in Subsections A through F shall also be included concerning the premises.

#### **§ 132-4. Manner of Registration.**

Every dwelling must be registered on or before December 1, 1997, and annually thereafter on or before December 1 of each year. Only one (1) registration statement shall be required for each dwelling in which all units are under common ownership.

#### **§ 132-5. Transfer of Ownership.**

Every new owner of a rental dwelling unit, whether as fee owner or contract purchaser, shall furnish the Clerk, prior to taking possession, with any changes in the registration information occasioned by the change in ownership. Provided the prior owner has complied with all the requirements of this chapter and there are no outstanding violation notices, no new registration fee shall be required until the next annual registration is required.

#### **~~§ 132-6. Fees. [Amended 6-4-01 by Ord. No. 2163]~~**

~~The annual registration fee shall be as follows:~~

- ~~A. Annual registration fee shall be set and adjusted as necessary by resolution of the Mayor and Council.~~
- ~~B. There shall be no fee for a two family dwelling, one (1) unit of which is owner occupied.~~

#### **§ 132-6. (Section reserved)**

#### **§ 132-7. Inspection Required.**

All premises except those specifically herein exempted, shall be required to be registered systematically inspected by the Code Enforcement Officer and his designees to determine compliance with all provisions of applicable codes, laws, rules, regulations, and ordinances.

The following rental dwellings and premises shall not be subject to inspection ~~file a registration~~ pursuant to this chapter:

- A. Dwellings and premises owned and operated by any governmental unit or agency.
- B. Dwellings and premises licensed and/or inspected by the State of New Jersey.
- C. Rooming houses and premises.
- D. Two-family dwellings, one unit of which is owner-occupied, and premises.

#### **~~§ 132-8. Frequency of Inspections.~~**

~~All premises subject to inspection pursuant to this chapter shall be inspected at least once every five (5) years. For a period of five (5) years immediately following completion and issuance of a certificate of occupancy for newly constructed buildings, no further inspections shall be systematically scheduled. The owner of any dwelling unit subject to this chapter shall notify the Code Enforcement Officer, in writing, of any change of tenant within thirty (30) days of such change; and the Code Enforcement Officer shall inspect such premises within ninety (90) days thereafter. Provided, however, the provisions of this section shall not be construed to preclude more frequent inspections should same be determined appropriate in the reasonable judgment of the Code Enforcement Officer.~~

#### **§ 132-8. (Section reserved)**

#### **§ 132-9. Inspection Certificate Required.**

No person shall rent or allow to be rented to another person for occupancy, any dwelling unit subject to registration. ~~inspection pursuant to this chapter without first having obtained a valid, current certificate of inspection.~~

#### **~~§ 132-10. Inspection Procedure.~~**

~~If upon completion of an inspection, the premises are in compliance with all applicable codes, laws, rules, regulations and ordinances, the borough shall issue a certificate of inspection for the dwelling.~~

~~If upon completion of an inspection the premises are not in such compliance, a written notification of violation of the specific substantive code, law, rule, regulation or ordinance shall be served upon the owner or designated local property manager. The failure of the owner to correct any such violation in accordance with the provisions of the applicable substantive code, law, rule, regulation or ordinance shall also be considered a violation of this chapter.~~

#### **§ 132-10. (Section reserved)**

**~~§ 132-11. Request for Inspection.~~**

~~Any owner or designated local property manager, may request an inspection of a dwelling.~~

§ 132-11. (Section reserved)

**§ 132-12. Certificate Transferability.**

A certificate of inspection shall be transferable to a new owner provided that the new owner has complied with the registration requirements of Section 132-5, the prior owner has complied with all requirements of this chapter, and there are no outstanding violation notices.

**SOMERVILLE CODE**

**§ 132-13. Certificate Availability.**

Upon request of an existing or prospective tenant, the owner or the owner's agent shall exhibit the certificate of inspection.

**§ 132-14. Penalty.**

~~Upon conviction for violation of any provision of this chapter the maximum penalty shall be one or more of the following: a fine not to exceed one thousand dollars (\$1,000), imprisonment in the County Jail for a period not to exceed ninety (90) days, and/or a period of community service not to exceed ninety (90) days. Each and every day upon which a violation of any provision of this chapter exists shall constitute a separate violation. A property owner may be subject to a \$500 fine for failing to comply with the registration.~~

**~~§ 132-15. Delinquent Fees to Become Lien. [Added 5-17-04 by Ord. No. 2163]~~**

~~A. The annual registration fee shall be and remain a lien upon the dwelling, until fully paid and satisfied.~~

~~B. If prompt payment shall not be made when due and shall remain in arrears, the Tax Collector shall file a statement showing the amount of the arrears, which shall be a lien on the real estate to the same extent as taxes are a lien upon real estate in the borough and shall be collected and enforced by the Tax Collector in the same manner as liens.~~

~~C. Interest and penalties for arrears shall be assessed at the rate of eight (8%) percent.~~

The resolutions listed below are in draft form and may be amended prior or during the meeting

**RESOLUTION 24-1007-283**

**AWARDING A CONTRACT TO TOP LINE CONSTRUCTION CORP.  
FOR REHILL AVENUE IMPROVEMENTS PROJECT FOR A TOTAL BID AMOUNT  
(BASE BID \$392,195.90 AND ALTERNATE BID \$9,250.00)  
IN THE AMOUNT OF \$401,445.90**

**WHEREAS**, the Borough of Somerville advertised the Notice to Bidders in the official newspaper on August 29, 2024 for bids to be received on September 12, 2024; and

**WHEREAS**, the Municipal Clerk received bids on September 12, 2024 at 2:00pm along with several borough officials present and read the bids aloud as required; and

**WHEREAS**, the bid received by Top Line Construction Corp., 22 Fifth Street, Somerville, New Jersey 08876 was the lowest bid in the amount of (base bid \$392,195.90 and alternate bid \$9,250) \$401,195.90; and

**WHEREAS**, the consulting engineer, Michael Wallo, P.E., C.M.E., of GPI, has provided a recommendation of award; and

**WHEREAS**, the bid has been reviewed by Kevin Sluka, QPA serving as the Purchasing Agent and recommended the award of the bid to the lowest responsible bidder Top Line Construction Corp., 22 Fifth Street, Somerville, New Jersey 08876, for a total bid amount (base bid \$392,195.90 and alternate bid \$9,250.00) of \$401,195.90; and

**WHEREAS**, the Chief Financial Officer shall provide a certification as part of this resolution that funds are available in full to award the contract to Top Line Construction Corp., for a total bid amount (base bid \$392,195.90 and alternate bid \$9,250.00) of \$401,195.90.

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey awards a contract to Top Line Construction Corp., 22 Fifth Street, Somerville, New Jersey 08876 for Rehill Avenue Improvements Project for a total bid amount (base bid \$392,195.90 and alternate bid \$9,250.00) of \$401,195.90.

#### **RESOLUTION 24-1007-284**

#### **APPOINTING EMMA GIANTISCO TO SERVE ON THE MUNICIPAL ALLIANCE COMMISSION AND YOUTH SERVICES COMMITTEE EXPIRING DECEMBER 31, 2024**

**BE IT RESOLVED**, that the Mayor appoints and the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby consents to the appointment of Emma Giantisco to serve on the Municipal Alliance and Youth Services Committee for 2024.

#### **RESOLUTION 24-1007-285**

#### **SUPPORTING MID-BLOCK CROSSWALK IMPROVEMENTS ON ROUTE 28 MILE POST 2.72 (IMMACULATE CONCEPTION) AND MILE POST 3.21 WEST OF MAPLE STREET**

**WHEREAS**, the New Jersey Department of Transportation (NJDOT) intends to make improvements to the Route 28 mid-block crosswalks at mile post 2.72 and Mile post 3.21; and

**WHEREAS**, Borough of Somerville requested that the State of New Jersey Department of Transportation examine both area for pedestrian improvements; and

**WHEREAS**, Route 28 Mile Post 2.72 is a frequently used crossing location for individuals walking to Immaculate Conception School and Church; and

**WHEREAS**, Route 28 Mile Post 3.21 is a frequently used crossing area for downtown Somerville patrons; and

**WHEREAS**, improvements are expected to include lighting and signage and road markings; and

**WHEREAS**, the Somerville Planning Board has reviewed the midblock crosswalk improvements comments were received by the Somerville Mayor and Borough Council; and

**WHEREAS**, Immaculate Conception was provided a copy of the plan prepared by the New State Department of Transportation.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby support the State of New Jersey, Department of Transportation mid-block crossing improvements for Route 28 Mile Post 2.72 and Mile Post 3.21.

#### **RESOLUTION 24-1007-286**

#### **APPROVING CHAPTER 159 FROM THE HAZARDOUS DISCHARGE SITE REMEDATION FUND (HDSRF) GRANT PROD-00315722 THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**WHEREAS**, NJSA 40A 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the

budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Borough of Somerville (the “Borough”) intends to remediate the property located at 60 Cornell Boulevard known as the Color Technology site, in the Borough of Somerville (the “Property”); and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount; and

**WHEREAS**, the Borough of Somerville has received notice of an award of \$817,636.00 from New Jersey Department of Environmental Protection and wishes to amend its 2024 Budget to include this amount as revenue.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Somerville hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2024 in the sum of..... \$817,636.00 to be received from grants as revenue from:

- Miscellaneous Revenues:
  - Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
  - Public and Private Revenues off-set with Appropriations:
    - The New Jersey Department of Environmental Protection - Remedial Action .....\$817,636.00

**BE IT FURTHER RESOLVED** that a like sum of.....\$817,636.00 be and the same is hereby appropriated under the caption of:

- General Appropriations:
  - Operations-Excluded from “CAPS”
  - Public and Private Programs Offset by Revenues:
    - The New Jersey Department of Environmental Protection - Remedial Action

**BE IT FURTHER RESOLVED**, that the Borough Clerk of the Borough of Somerville forward two copies of this resolution to the Director of Local Government Services.

**RESOLUTION 24-1007-287**

**APPROVING THE SALE, CONVEYANCE AND REDEVELOPMENT (PERMITTED TRANSFER) OF BLOCK 123.05, LOT 2.03 LOCATED IN THE LANDFILL REDEVELOPMENT AREA BY SOMERSET STATION URBAN RENEWAL, LLC TO AVALON SOMERVILLE STATION URBAN RENEWAL, LLC AS A QUALIFIED DEVELOPER AND AUTHORIZING THE EXECUTION OF A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT**

**WHEREAS**, Somerset Station Urban Renewal, LLC (the “Redeveloper”) and the Borough of Somerville (the “Borough”) entered into that certain Redevelopment Agreement dated March 18, 2019, as amended by that certain First Amendment to the Redevelopment Agreement dated April 21, 2020, under which Redeveloper agreed to redevelop certain properties in the Landfill Redevelopment Area in the Borough (the “Redevelopment Agreement”); and

**WHEREAS**, the Redeveloper is the owner of property designated as Block 123.05, Lot 2.03 (the “Property”) in the Landfill Redevelopment Area; and

**WHEREAS**, the Redevelopment Agreement contemplates that Phase II of the Project will include residential rental units and structured parking, and Redeveloper has advised that Phase II of the Project will include up to one hundred and seventy-one (171) residential rental units, along with structured parking, stormwater management

improvements, landscaping, lighting and other ancillary improvements (the “Project”); and

**WHEREAS**, the Redevelopment Agreement, specifically Sections 2.07(b) and 13.04(b) authorize the Redeveloper to enter into one (1) or more agreements with recognized and qualified developers, as so deemed in the Borough’s reasonable discretion, to develop the Project, and defined as Qualified Developers; and

**WHEREAS**, in the event that the Redeveloper seeks to enter into agreement(s) with Qualified Developers for the sale and development of the Project, the Redeveloper shall obtain the Borough’s written consent; and

**WHEREAS**, any request by the Redeveloper to the Borough to permit a Qualified Developer to acquire and develop the Project shall contain sufficient information about the Qualified Developer to allow the Borough to make an informed decision about the qualifications, experience and financial ability of the Qualified Developer to acquire and undertake the Project and such other information as the Borough may reasonably require; and

**WHEREAS**, the Redeveloper seeks to have AvalonBay Communities, Inc., a Maryland corporation, or more specifically a qualified urban renewal company owned by AvalonBay named Avalon Somerville Station Urban Renewal, LLC (collectively “AvalonBay”), to develop the Property with the Project, deemed as a Qualified Developer by the Borough; and

**WHEREAS**, the Redeveloper has provided information regarding the qualifications, experience and financial ability of AvalonBay, which is a publicly traded equity REIT in the business of developing, redeveloping, acquiring and managing multifamily communities, including two (2) existing multifamily residential rental buildings located within the Borough and adjacent to the Somerville Train Station, along with numerous other multifamily communities throughout the State of New Jersey; and

**WHEREAS**, based on the information provided on AvalonBay, AvalonBay has substantial cash, credit and financial assets capable of financing the Project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Somerville that it hereby approves AvalonBay as a Qualified Developer to acquire and develop the Project from the Redeveloper based on the qualifications, experience and financial ability of AvalonBay.

**BE IT FURTHER RESOLVED**, that the Mayor and the Borough Clerk are hereby authorized to execute any and all documents, including a partial assignment and assumption agreement with the Redeveloper and Qualified Developer, subject to final review by the Borough legal counsel as to form and content.

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately.

#### **RESOLUTION 24-1007-288**

#### **AMENDING RESOLUTION 24-0916-276 ACCEPTING THE RESIGNATION OF JENNA LA RUSSO EFFECTIVE SEPTEMBER 26, 2024 (END OF BUSINESS ON SEPTEMBER 25, 2024) AND AUTHORIZING FINAL PAYMENT FOR 4.5 DAYS OF VACATION TIME ACCUMULATED DAILY RATE OF \$212.00 FOR TOTAL AMOUNT OF \$954.00**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves final payment and accepts the resignation of Jenna La Russo effective September 26, 2024 (end of business September 25, 2024. We thank her and wish her well with all her future endeavors.

#### **RESOLUTION 24-1007-289**

#### **APPROVING THE HIRING OF SARA PEREZ AS PAYROLL, TAX AND FINANCE CLERK EFFECTIVE NOVEMBER 4, 2024**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby approves the hiring of Sara Perez as Payroll, Tax ad Finance Clerk effective November 4, 2024 at an annual salary of \$56,000 which shall be prorated for 2024.

**RESOLUTION 24-1007-290**

**AUTHORIZING A REFUND OF \$2,330.00 TO LLYCELA GARCIA FOR LAND USE APPLICATION #2023-010Z ON PROPERTY KNOWN 14 SOUTH GASTON AVENUE BLOCK 58 LOT 4 FROM THE ESCROW ACCOUNT**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby approve the refund of \$2,330.00 to Llycela Garcia for land use application #2023-010Z on property known 14 South Gaston Avenue block 58 lot 4 from the escrow account.

**RESOLUTION 24-1007-291**

**ACCEPTING A GRANT OF \$1,866.63 AND APPROVING CHAPTER 159 FOR THE BUREAU OF JUSTICE ASSISTANCE-2024 BULLETPROOF VEST PARTNERSHIP**

**WHEREAS**, the Borough of Somerville has applied for and has been awarded a grant in the amount of \$1,866.63 from the Bureau of Justice Assistance-2024 Patrick Leahy Bulletproof Vest Partnership; and

**WHEREAS**, NJSA 40A 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount; and

**WHEREAS**, the Borough of Somerville has received notice of an award of \$1,866.63 from The Bureau of Justice (BJA)- 2024 BULLETPROOF VEST PARTNERSHIP (BVP) Grant and wishes to amend its 2024 Budget to include this amount as revenue.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Somerville hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2024 in the sum of..... \$1,866.63  
to be received from grants as revenue from:

- Miscellaneous Revenues:
  - Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services:
  - Public and Private Revenues off-set with Appropriations:
- The Bureau of Justice (BJA)- 2024 BULLETPROOF VEST PARTNERSHIP (BVP) Grant.....\$1,866.63

**BE IT FURTHER RESOLVED** that a like sum of.....\$1,866.63 be and the same is hereby appropriated under the caption of:

- General Appropriations:
  - Operations-Excluded from “CAPS”
  - Public and Private Programs Offset by Revenues:
    - The Bureau of Justice (BJA)- 2024 BULLETPROOF VEST PARTNERSHIP (BVP) Grant

**BE IT FURTHER RESOLVED**, that the Borough Clerk of the Borough of Somerville forward two copies of this resolution to the Director of Local Government Services.

**RESOLUTION 24-1007-292**

**ACCEPTING A GRANT OF \$10,000.00 AND APPROVING CHAPTER 159  
FOR THE STATE OF NEW JERSEY BOARD OF PUBLIC UTILITIES FOR THE  
COMMUNITY ENERGY PLAN GRANT**

**WHEREAS**, the Borough of Somerville has applied for and has been awarded a grant in the amount of \$10,000.00 from The State of New Jersey Board of Public Utilities for the Community Energy Plan Grant; and

**WHEREAS**, NJSA 40A 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount; and

**WHEREAS**, the Borough of Somerville has received notice of an award of \$10,000.00 from the State of New Jersey Board of Public Utilities for the Community Energy Plan Grant and wishes to amend its 2024 Budget to include this amount as revenue.

**NOW THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Somerville hereby requests the Director of the Division of Local Government Services to approve the amendment of an additional item of revenue in the budget of the year 2024 in the sum of..... \$10,000.00  
to be received from grants as revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with  
Prior Written Consent of the Director of Local  
Government Services:

Public and Private Revenues off-set with Appropriations:  
The State of New Jersey Board of Public Utilities for the Community  
Energy Plan Grant .....\$10,000.00

**BE IT FURTHER RESOLVED** that a like sum of.....\$10,000.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

Operations-Excluded from "CAPS"  
Public and Private Programs Offset by Revenues:  
The State of New Jersey Board of Public Utilities for the Community  
Energy Plan Grant

**BE IT FURTHER RESOLVED**, that the Borough Clerk of the Borough of Somerville forward two copies of this resolution to the Director of Local Government Services.

**RESOLUTION 24-1007-293**

**AMENDING RESOLUTION 23-1002-300 EXTENDING APPROVALS  
AND RESOLUTION OF LOCAL SUPPORT RESOLUTION FOR LOCAL SUPPORT  
FOR SUITABILITY OF CANNABIS BUSINESS TO ROUTE 22 DISPENSARY, LLC  
FOR THE ISSUANCE OF A CLASS 5 RETAILER LICENSE AT 1062 ROUTE 22  
EAST, SOMERVILLE, NEW JERSEY AS PER APPLICATION DATED SEPTEMBER  
12, 2023 FOR AN ADDITIONAL SIX MONTHS TO MARCH 2, 2025**

**WHEREAS**, on October 2, 2023 the Borough of Somerville approved a Resolution of Local Support and determined that in accordance with Chapter 61-7 D (1) Root 22, LLC shall pursue a state permit up to 12 months; and

**WHEREAS**, on May 8, 2024, the State of New Jersey Cannabis Regulatory Commission issued a letter via electronic email to Mr. Barr, representative of Root 22 Dispensary, LLC, advising that an investigator has been assigned to conduct the State's required investigation; and

**WHEREAS**, the Somerville Planning Board adopted a resolution dated June 12, 2024 for Block 92 Lot 25.02, Application Number 202300013P for Root 22 Dispensary, LLC and said applicant is currently seeking compliance with approved resolution; and

**WHEREAS**, the Somerville Borough Council has determined that the evidence provided to the Cannabis Committee Chair and the Borough of Somerville is sufficient to warrant a six-month extension to March 2, 2025; and

**WHEREAS**, the Resolution of support shall be amended as follows; and

**WHEREAS**, pursuant to the provisions of N.J.S.A. 17:30-5.1, July 19, 2021, the Borough of Somerville has adopted Ordinance No. 2641 creating and has subsequently created Chapter 61 of the Borough Code entitled "Cannabis" to license and regulate cannabis business and Ordinance No. 2640 of 2021 amending Chapter 102 to authorize Class 5 Retailer licensed cannabis business in designated zoning districts, identified as B-6 zone; and

**WHEREAS**, the Borough of Somerville has determined that the retail sale and delivery should be permitted in appropriate locations and regulated to protect the health safety and welfare of its citizens; and

**WHEREAS**, the Borough of Somerville and the Borough of Somerville Planning conducted meetings in accordance with the Open Meetings Act providing the public an opportunity to comment on all Ordinance related to the retail sale of Cannabis and identification of permissible zones: and

**WHEREAS**, an Applicant seeking to own and operate a proposed cannabis business is required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to applicable state statutes and regulations; and

**WHEREAS**, the Borough Council are required to review and consider a request of an Applicant to conduct a cannabis business at specific location within the municipality located within the zone identified as a B-5 zone; and

**WHEREAS**, the Borough Council has established an administrative process to review applications to determine whether the proposed location is suitable and appropriate for the proposed activities that are related to the operations of the proposed cannabis business to be conducted; and

**WHEREAS**, the Borough Council has received and reviewed an application submitted by person and/or entity seeking to own and operate a proposed cannabis business withing the Borough; and

**WHEREAS**, the Borough Council has authorized the availability of two (2) Class 5 licenses as per Borough Code Chapter 61-7 A., and if resolution is approved, Root 22, Dispensary, LLC shall be conditionally determined to possess the right to one (1) license and shall be effective and issued upon successful approval by the State of New Jersey, approval of land use application and issuance of a Certificate of Occupancy, at which time the license shall be effective for 3 years from the date of issuance; and

**WHEREAS**, in accordance with Chapter 61-7 D (1) Root 22, LLC this Resolution of Support shall pursue a state permit up to 12 months, and a six month extension has approved through March 2, 2025 (for a total of 18 months).

**NOW THEREFORE BE IT RESOLVED THAT** pursuant to N.J.S.A. 24:61-7.2.d(4)(c) and N.J.A.C. 17:30-5.1(g) the Borough Council of the Borough of Somerville, County of Somerset and State of New Jersey hereby approves this Resolution of Support to Root 22 Dispensary, LLC for the issuance of a Class 5 Cannabis Retailer facility at 1062

Route 22 East, identified as Block 92, Lot 25 on Borough of Somerville Application No.2023-001.

**BE IT FURTHER RESOLVED**, this Resolution of Support does not constitute a zoning permit or land use approval and no lot hereafter may be used and no building or part thereof hereafter may be erected, constructed, reconstructed, moved, extended, converted, altered, maintained or used except in conformity with the provisions of the Borough Administrative Code and all other applicable government requirements, conditions, and approvals.

#### **RESOLUTION 24-1007-294**

##### **INTENT TO AWARD A NATIONAL CONTRACT THROUGH NPPGOV TO BAUER COMPRESSORS, INC., DISTRIBUTOR AIR & GAS TECHNOLOGIES UNDER NPPGOVE CONTRACT #PS20095 IN THE AMOUNT OF \$87,197.94**

**WHEREAS**, NPPGov is a national cooperative procurement organization whose contracts with Lead Agencies through public solicitation and the Borough of Somerville is a member of NPPGov; and

**WHEREAS**, Bauer Compressors, 1328 Azalea Garden Road, Norfolk VA 23502 has contract #PS20095 for SCBA Air Compressors and Filing Station and Bauer Compressors is a leading manufacturer of high pressure air compressor systems and components; and

**WHEREAS**, the Air & Gas Technologies, 42 Industrial Drive, Clifford Beach, NJ 07735 is a distributor for Bauer Compressors and authorized to do business under contract #PS20095; and

**WHEREAS**, comments to this contract can be sent to [ksluka@somervillenj.org](mailto:ksluka@somervillenj.org) up to the award date expected on October 21, 2024.

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey intends to award a contract in the amount of \$87,197.94 to Air & Gas Technologies 42 Industrial Drive, Clifford Beach, NJ 07735 under NPPGov Contract PS20095.

#### **RESOLUTION 24-1007-295**

##### **EXTENDING THE TIME PERIOD SET FORTH IN RESOLUTIONS 23-0501-154 AND 23-1218-354 CONDITIONALLY DESIGNATING NORTH BRIDGE PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTIES DESIGNATED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOMERVILLE AS BLOCK 64, LOTS 8, 10, AND 11.01 AND BLOCK 65 LOTS 1, 2, 2.01, 3 AND 4 AND COMMONLY KNOWN AND IDENTIFIED AS 130 TO 148 EAST MAIN STREET AND 104 , 118 TO**

##### **199 VETERANS MEMORIAL DRIVE EAST AND 2 TO 34 MEADOW STREET AND WHICH ARE LOCATED WITHIN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL/RETAIL PROJECT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (hereinafter referred to as the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of parcel(s) of property designated as "areas in need of redevelopment"; and

**WHEREAS**, the Borough Council of the Borough of Somerville (the "Borough Council") serves as an instrumentality and agency of the Borough of Somerville (the "Borough"), acting as the redevelopment entity for the Borough pursuant to the Redevelopment Law and thus is responsible for implementing redevelopment plans and carrying out redevelopment projects within the Borough; and

**WHEREAS**, the Borough, pursuant to the Redevelopment Law, has been promoting the redevelopment of the East Central Business District ("ECBD") Redevelopment Area (the

“Redevelopment Area”) since the adoption of the ECBD Redevelopment Plan, as amended from time to time (the “Redevelopment Plan”); and

**WHEREAS**, properties designated on the Official Tax Map of the Borough as Block 64, Lots 8, 10, and 11.01 and Block 65, Lots 1, 2, 2.01, 3 and 4 and which are commonly known and identified as 130 to 148 East Main Street and 104 , 118 to 199 Veterans Memorial Drive East and 2 to 34 Meadow Street (collectively, the “Properties”) are each privately owned and located in the Redevelopment Area; and

**WHEREAS**, North Bridge Properties, LLC is the contract purchaser of the Properties and is proposing the redevelopment of the Properties which currently contain vacant buildings, small retail businesses, small commercial business, and parking areas; and

**WHEREAS**, on May 1, 2023, the Borough Council adopted Resolution 23-0501-154, conditionally designating North Bridge Properties, LLC as redeveloper for the Properties located in the Redevelopment Area for the reasons set forth therein pending negotiation and execution of, among other things, a redevelopment agreement within one hundred eighty (180) days of the adoption of Resolution 23-0501-154; and

**WHERESE**, the conditional designation was extended by resolution 23-1218-354 as the redeveloper continued to negotiate with various local and state agencies; and

**WHEREAS**, as the Borough Council and North Bridge Properties, LLC continue to negotiate for execution the redevelopment agreement as contemplated by Resolution 23-0501-154, the timeframe set forth in Resolution 23-1218-354 is required to be extended; and

**WHEREAS**, the Borough finds it necessary and appropriate to extend the conditional designation of North Bridge Properties, LLC as redeveloper for the Properties located in the Redevelopment Area for a period of an additional one hundred eighty (180) days from August 19, 2024 to provide additional time for North Bridge Properties, LLC to execute a redevelopment agreement and to be appointed by the Borough as redeveloper of the Properties located in the Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Somerville that the conditional redeveloper designation of North Bridge Properties, LLC for

the Properties in the Redevelopment Area shall be and is hereby extended for an additional one hundred eighty (180) days from October 28, 2023 to provide additional time for North Bridge Properties, LLC to execute a redevelopment agreement and to be appointed by the Borough as redeveloper of the Properties located in the Redevelopment Area for the reasons set forth herein.

**BE IT FURTHER RESOLVED** that said conditional designation as redeveloper of the Properties is subject to the following conditions:

1. That the extension of the conditional designation pursuant to this Resolution is limited to a period of one hundred and eighty (180) days from August 19, 2024 at which time it will automatically expire and be of no further force and effect, and the parties will no longer have any obligation to the other, except as to final payment of any Borough of Somerville costs under the Escrow Agreement required by Resolution 23-1218-354. The Borough of Somerville may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement and any other agreements as deemed necessary by the Borough Council and legal counsel for the Borough, which determination is at the sole discretion of the Borough of Somerville and which extension must be in the form of a duly adopted resolution of the Borough Council.
2. That all conditions set forth in Resolutions 23-0501-154 and 23-1218-354 pertaining to said conditional designation are incorporated herein by reference and shall continue in full force and effect.

**BE IT FURTHER RESOLVED** that upon completion of negotiations on a redevelopment agreement, the Borough Council shall be required to review and authorize execution of

any and all related documents in order to effectuate the completion and implementation of the redevelopment of the Properties located in the Redevelopment Area.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

MINUTES

OPEN PUBLIC MEETING LAW STATEMENT

Zina Van Ness, Executive Assistant, read the Open Public Meeting Law statement.

ROLL CALL

Present: Mayor Gallagher and Councilmembers Vroom, Pitts, Denys, Mitchell, and Stravic

Excused absent: Councilmember Bonner

Also Present: Kevin Sluka (Municipal Clerk), Zina Van Ness (Executive Assistant), and Jeremy Solomon (Borough Attorney)

SALUTE TO THE FLAG

The mayor led the pledge of allegiance.

MOMENT OF SILENCE

Mayor Gallagher recognized Bernie Navatto, who passed away recently. He served as chairman of the Somerville and Somerset County Planning Boards for 30 years. The borough flag will be posted at half-mast on Wednesday and Thursday.

APPROVAL OF MINUTES - September 16, 2024

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

DEPARTMENTAL REPORTS

The mayor said the departmental reports and notices are listed in the agenda.

COMMITTEE REPORTS

T. Mitchell - Weekend Journey into the past is this coming weekend on October 12th and 13th. Be sure to check out the Daniel Robert House and the Fire Museum. There was some water damage at the Fire Museum and repairs are necessary. The Historic Advisory Committee discussed plans to demolish the Granetz Building. The Historic Committee feels it would be wise to involve them in this process. Historic Committee member Harold Willard was honored by Congressman Tom Kean as a Senior of Distinction. On Sunday the 20th, at 3:30 pm, there will be the dedication of Schaub Park, next to Brookside Apartments.

G. Stravic - The Somerville Rescue Squad continues to maintain good service to our community. They will be participating in the annual Fire Inspection ceremony on Saturday. The Board of Health Commission met recently and will be taking on some new programming for 2025.

G. Denys - The Fire Department has its annual Inspection Day coming this Saturday, October the 12th, at 3.30 at Borough Hall. On Saturday, December the 7th, starting at approximately 6pm, we will have our annual Lights Parade, organized by the Fire Department. The Electric Vehicle show was a great success. During Journey through the Past, Gery, one of our Environmental Commissioners will read a poem at the Wallace House for the second anniversary of the planting of the Salem Oak tree. We

were awarded an \$18,000 grant from the Arbor Day Foundation for trees, plus volunteer support from MetLife.

R. Pitts - The DSA is hosting a “Pink Out” for breast cancer event on October 17th. A portion of all proceeds will be donated to the Steeplechase Cancer Center at Robert Wood Johnson Somerset. This Saturday night, the Haunted Horseman rides into Somerville. Tickets are available on Eventbrite and at the check-in table by the clock at the Somerset County Courthouse lawn.

R. Vroom - No report.

Mayor Gallagher - October is Breast Cancer Awareness month and there are pink ribbons on Main Street, which were placed by a non-profit organization called Dance for the Cure. In the last three weeks, we've had four different grand openings of stores downtown and I think that's wonderful.

## **DISCUSSION**

### **Main Street plantings**

Mayor Gallagher - In the last 20 years, we've had this ongoing discussion regarding Main Street trees. We're trying to figure out how to create a forestry plan that improves the aesthetic of our tree canopy.

G. Denys - In all these conversations, we're starting to acknowledge how they are really a valuable part of the infrastructure. They provide shade and an aesthetic tree tunnel down Main Street. They also help reduce stormwater.

Jeffrey Lamborn, Environmental Commission Chair

- There are about 85 trees in the downtown district. Most were replanted about 20-30 years ago.
- We've had several assessments, including 1 by a licensed tree expert in 2018 highlighting issues and which trees need to be pruned or removed.
- The 2023 Capital Improvements Plan has good recommendations.
- We're currently in good shape, but pruning is necessary. There are some trees that have reached or are nearing life expectancy, and they should be removed.
- There are pavers that are a tripping hazard and fences that obstruct the sidewalks
- In the past three to five years, a lot of the plantings have been smaller in size and aren't faring well.
- We believe the trees planted at The Edge apartments are undersized and not growing well, and too few, compared to what is on the opposite side of the street.
- We recommend updating the tree inventory and assessment
- We need a long-term tree service plan, including a pruning schedule for DPW
- We have an updated species list and we're recommending 8-13 species of large, medium and small trees
- We want the DSA to vet the list and for the Planning Board to look at the trees in new developments and approve trees that are appropriate for the space.
- We recommend a tree assessment every 3 to 5 years

Mayor Gallagher - With the outline that you've presented, we can begin crafting a plan. From a financial standpoint, perhaps we can share that cost with the DSA.

G. Stravic - There is funding with the community forestry department of the state. We need to get more out of our developers in our community. They do a great job building our community back up, but I don't think they do enough on the environmental side. We need to get more tree plantings and environmental needs built into their development plan.

## **MAYORAL APPOINTMENT**

Mayor Gallagher appointed Giovanni Manilio to the Planning Board (Class IV term expires 12/31/2026)

MEETING OPEN TO THE PUBLIC

Open Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts			X			
Stravic		X	X			
Vroom	X		X			

Public Comments

Geraldine DeSapio, East Main Street - We are very proud of Jeff and the work he does for us. Also, the street fair was well attended. The team put together a great interactive activity for the public. We have a tremendous amount of data and it's going to inform some of our activities going forward. Also, we have spent hours and months discussing Parkview and I'm wondering about the status.

Close Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts			X			
Stravic	X		X			
Vroom		X	X			

Mayor Gallagher - In regards to Parkview, I can tell you we've had discussions in executive session because we have been speaking with the developer. At this point, we're not at liberty to talk about that yet because we're still trying to finalize what is going to happen with that property.

ORDINANCES FOR INTRODUCTION

2744-24-1007      AMENDING CHAPTER 166 SECTION 46.1 ENTITLED SCHEDULE  
VA: PERMIT PARKING TO INCLUDE SOUTH BRIDGE STREET  
(East Side) FROM SOUTHSIDE AVENUE TO 2ND STREET

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys		X	X			
Mitchell			X			
Pitts			X			
Stravic			X			
Vroom	X		X			

K. Sluka - About a year ago, the governing body decided to make 2nd and 3rd streets permit parking. The problem has shifted on to South Bridge Street and people are

having difficulty parking. This ordinance will enable just the one side of the street to have permit parking associated with their addresses.

**Public comments**

The mayor opened the meeting for public comments. There were no comments, and the mayor closed the public comment period.

**Discussion**

T. Mitchell - The parking is only on 1 side in that section.

2745-24-1007            ORDINANCE #2745-24-1007 AMENDING CHAPTER 80  
ENTITLED FIRE PREVENTION; LIFE SAFETY INCREASING THE  
FEE SCHEDULE

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

**Public comments**

The mayor opened the meeting for public comments. There were no comments, and the mayor closed the public comment period.

2746-24-1007            AMENDING CHAPTER 95 HOUSING STANDARDS TO INCLUDE  
ARTICLE III ENTITLED PROHIBITING VALET TRASH SERVICES

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts	X		X			
Stravic			X			
Vroom		X	X			

**Public comments**

The mayor opened the meeting for public comments. There were no comments, and the mayor closed the public comment period.

**Discussion**

T. Mitchell - I wonder if we need to do something like this. Keep in mind that some people are elderly or infirm and might have difficulty carrying their garbage a great distance.

G. Stravic - The ordinance does not speak to a paid service for this. Maybe we could adapt it.

K. Sluka - The value of this ordinance is to make sure we advise all the multifamily property owners that trash valet service is prohibited, and you cannot contract for it. I can add clarity into the ordinance saying you can't leave trash in the hallway.

R. Vroom - With the vermin that we've had crawling around town, we don't want them anywhere in our multi-family or single-family homes. This is just trying to get ahead of one of these organizations coming into the borough and setting a precedent.

G. Stravic - Where it says obligation of owner, I, I think there should be an additional sentence that says no trash should be left in hallways or common areas. And that no landlord should permit, contract with, or allow trash valet service to operate.

K. Sluka - I can add that line in.

2747-24-1007

AMENDING CHAPTER 147 OF THE BOROUGH CODE  
ENTITLED “SOLID WASTE MANAGEMENT” REQUIRING  
CONTAINERS FOR THE DISPOSAL, IDENTIFYING  
ENFORCEMENT POSITIONS

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell				X		
Pitts		X	X			
Stravic			X			
Vroom	X		X			

**Public comments**  
The mayor opened the meeting for public comments. There were no comments, and the mayor closed the public comment period.

**Discussion**  
T. Mitchell - I cannot support this. We don't have the need yet because we still have a trash collection contract that accommodates picking up bags. An open bucket of trash is going to attract more vermin than a tied-up bag.

**ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

2741-24-0903

AMENDING CHAPTER 166-44 SCHEDULE III: NO STOPPING OR  
STANDING TO REMOVE TWO PARKING SPACES ON THE  
NORTHSIDE OF WEST CLIFF STREET, WEST OF NORTH  
BRIDGE STREET

**Open public hearing**

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

There were no public comments.

Close public hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

2743-24-0916

AMENDING CHAPTER 132 OF THE BOROUGH CODE  
ENTITLED “RESIDENTIAL RENTAL UNITS” REMOVING ANNUAL  
FEES, 5 YEAR INSPECTIONS AND REMOVING ATTACHMENT  
OF LIENS AS A PENALTY

Open public hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

There were no public comments.

Close public hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts			X			
Stravic	X		X			
Vroom		X	X			

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell			X			
Pitts		X	X			
Stravic			X			
Vroom	X		X			

CONSENT RESOLUTIONS 24-1007-283 THRU 24-1007-295

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell		X	X			
Pitts			X			
Stravic	X		X			
Vroom			X			

BILLS AND VOUCHERS

Account	PO #	Vendor Name	Amount
4-01-20-100-000-502	24-00024	GANNETT MEDIA CORP	495.91
4-01-20-100-000-502	24-01177	NEW JERSEY LEAGUE OF MUNICIPAL	160.00
4-01-20-100-000-529	24-00039	29 SOMERSET LLC	300.00
4-01-20-100-000-530	24-00038	XEROX CORP	953.04
4-01-20-100-000-530	24-00904	SHARP ELECTRONICS CORP	26.32
4-01-20-100-000-530	24-01068	ALPHAGRAPHICS	21.50
4-01-20-100-000-532	24-01232	NJ LEAGUE OF MUNICIPALITIES	240.00
4-01-20-100-000-555	24-01262	PAIGE ELSTER	146.73
4-01-20-100-000-628	24-00032	STAPLES CONTRACT & COMMERCIAL	49.17
4-01-20-100-000-628	24-00032	STAPLES CONTRACT & COMMERCIAL	369.00
4-01-20-100-000-628	24-00032	STAPLES CONTRACT & COMMERCIAL	348.07
4-01-20-100-000-628	24-00036	W.B. MASON CO., INC	173.13
4-01-20-100-000-659	24-00026	DRIVER ASSOCIATES LLC	13,500.00
4-01-20-100-000-659	24-01229	NEW JERSEY DEPT OF ENVIRONMENT	1,850.00
4-01-20-100-000-659	24-01259	STATE OF NJ- NJDEP	2,500.00
4-01-20-140-000-526	24-01260	ELAN FINANCIAL SERVICES	48.00
4-01-20-140-000-528	24-01035	KRS IT CONSULTING LLC	197.00
4-01-20-140-000-533	24-00053	KRS IT CONSULTING LLC	1,079.71
4-01-20-140-000-533	24-00053	KRS IT CONSULTING LLC	6,879.50
4-01-20-140-000-533	24-00053	KRS IT CONSULTING LLC	6,879.50
4-01-20-140-000-533	24-00053	KRS IT CONSULTING LLC	1,030.00
4-01-20-140-000-598	24-00002	VERIZON	131.00
4-01-20-140-000-598	24-00008	VERIZON	119.00
4-01-20-140-000-598	24-00010	VERIZON	119.00
4-01-20-140-000-598	24-00445	OPTIMUM	240.66
4-01-20-140-000-598	24-00445	OPTIMUM	234.92
4-01-20-140-000-598	24-00445	OPTIMUM	214.98
4-01-20-145-000-628	24-00057	W.B. MASON CO., INC	35.29
4-01-20-145-000-628	24-00057	W.B. MASON CO., INC	7.99
4-01-20-145-000-628	24-00057	W.B. MASON CO., INC	56.00

4-01-20-155-000-533	24-00042	JEREMY SOLOMON	4,333.00
4-01-21-180-000-605	24-00511	MCNALLY, YAROS,KACZYNSKI,LIME	1,970.00
4-01-21-180-000-658	24-00510	COLE & ASSOCIATES LLC	1,232.50
4-01-22-195-000-628	24-00019	W.B. MASON CO., INC	75.15
4-01-22-195-000-628	24-00019	W.B. MASON CO., INC	47.00
4-01-22-195-000-628	24-00019	W.B. MASON CO., INC	166.88
4-01-22-195-000-628	24-00019	W.B. MASON CO., INC	25.67
4-01-22-195-000-694	24-01194	NAVLEEN SAPPAL	58.50
4-01-22-195-000-694	24-01194	NAVLEEN SAPPAL	35.00
4-01-22-195-000-694	24-01194	NAVLEEN SAPPAL	191.00
4-01-23-220-002-614	24-01246	STATEWIDE INSURANCE FUND	464.00
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	1,337.40
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	1,083.88
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	3,068.78
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	1,486.00
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	1,083.88
4-01-23-220-003-666	24-00025	DELTA DENTAL OF NEW JERSEY INC	3,068.78
4-01-25-240-000-533	24-01190	CONDUENT STATE AND LOCAL SOLUT	100.00
4-01-25-240-000-557	24-00669	US PATRIOT, LLC	97.06
4-01-25-240-000-557	24-00669	US PATRIOT, LLC	630.89
4-01-25-240-000-557	24-00669	US PATRIOT, LLC	1,349.96
4-01-25-240-000-557	24-00669	US PATRIOT, LLC	1,213.27
4-01-25-240-000-557	24-01055	CARDIO PARTNERS	337.92
4-01-25-240-000-560	24-00115	VESPIA'S/MR TIRE	321.60
4-01-25-240-000-560	24-00115	VESPIA'S/MR TIRE	591.32
4-01-25-240-000-560	24-00115	VESPIA'S/MR TIRE	46.87
4-01-25-240-000-560	24-00115	VESPIA'S/MR TIRE	826.64
4-01-25-240-000-560	24-00841	DRAEGER SAFETY DIAGNOSTICS	264.00
4-01-25-240-000-560	24-00972	VALVOLINE INSTANT OIL CHANGE	120.67
4-01-25-240-000-616	24-00947	STATE TOXICOLOGY LABS	45.00
4-01-25-240-000-628	24-01176	SHI INT'L CORP.	145.02
4-01-25-240-000-628	24-01176	SHI INT'L CORP.	29.52
4-01-25-240-000-628	24-01182	W.B. MASON CO., INC	18.75
4-01-25-240-000-628	24-01195	W.B. MASON CO., INC	44.28
4-01-25-240-000-628	24-01198	MINUTEMAN PRESS	72.00
4-01-25-240-000-670	24-00113	SHARP BUSINESS SYSTEMS	182.80
4-01-25-240-000-670	24-01242	QED	6,000.00
4-01-25-240-000-670	24-01242	QED	8,210.00
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	44.80
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	141.98
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	128.63
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	357.56
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	59.94
4-01-25-240-000-713	24-00099	ATLANTIC TACTICAL	84.96
4-01-25-240-000-713	24-00104	FLEMINGTON DEPARTMENT STORE	83.93
4-01-25-240-000-713	24-01188	OFFICER MICHAEL SERGI	202.30
4-01-25-240-000-713	24-01202	OFFICER KEVIN GILBERT	132.00
4-01-25-240-000-713	24-01235	PERSONALIZED PARAPHERNALIA	240.00
4-01-25-240-000-720	24-01181	MIKE'S TOWING & RECOVERY	105.00
4-01-25-240-001-533	24-01231	HARVARD PROTECTION SERVICES, L	4,477.83
4-01-25-240-001-533	24-01231	HARVARD PROTECTION SERVICES, L	5,420.68
4-01-25-252-001-533	24-00041	JASON KRASKA	1,458.33
4-01-25-265-000-507	24-00092	STEWART & STEVENSON POWER PROD	7,020.91
4-01-25-265-000-557	24-00061	ALL HANDS FIRE EQUIPMENT LLC	354.61
4-01-25-265-000-557	24-01200	AMAZON CAPITAL SERVICES, INC	1,594.74
4-01-25-265-000-557	24-01240	JOSEPH STITLEY	810.00
4-01-25-265-000-614	24-00011	VERIZON CONNECT FLEET USA LLC	56.85
4-01-25-265-000-628	24-00088	STAPLES CONTRACT & COMMERCIAL	217.87
4-01-25-265-000-661	24-00043	LINCOLN HOSE CO # 4	1,300.00
4-01-25-265-000-713	24-00072	FLEMINGTON DEPARTMENT STORE	112.60
4-01-25-265-000-713	24-00072	FLEMINGTON DEPARTMENT STORE	734.24

4-01-25-265-002-574	24-00107	AMERICAN WATER	13,059.83
4-01-25-275-000-637	24-00040	BOB SMITH & ASSOC.	1,666.66
4-01-26-290-000-560	24-00016	VERIZON WIRELESS	38.01
4-01-26-290-000-560	24-00116	BATTERIES PLUS BULBS	57.62
4-01-26-290-000-560	24-00118	CENTRAL JERSEY TRAILER HITCH D	336.48
4-01-26-290-000-560	24-00118	CENTRAL JERSEY TRAILER HITCH D	38.48
4-01-26-290-000-560	24-00118	CENTRAL JERSEY TRAILER HITCH D	47.23
4-01-26-290-000-560	24-00139	NAPA-GENUINE PARTS CO.	121.87
4-01-26-290-000-560	24-00143	PDQ AUTO SUPPLY OF MANVILLE	301.00
4-01-26-290-000-560	24-00155	TRUIS, INC	586.83
4-01-26-290-000-560	24-00690	UNITED ROTARY BRUSH CORP	2,262.33
4-01-26-290-000-560	24-00749	K&S HYDRAULICS,INC.	3,731.00
4-01-26-290-000-560	24-01002	POWER PLACE, INC.	4,449.16
4-01-26-290-000-560	24-01127	HOFFMAN SERVICES, INC.	450.00
4-01-26-290-000-630	24-01221	LUBENET, LLC	2,437.50
4-01-26-305-000-523	24-00137	LMR DISPOSAL, LLC	300.00
4-01-26-305-000-523	24-00137	LMR DISPOSAL, LLC	27,749.99
4-01-26-305-000-523	24-00137	LMR DISPOSAL, LLC	32,272.85
4-01-26-305-000-523	24-00137	LMR DISPOSAL, LLC	1,226.20
4-01-26-310-000-516	24-00119	COOL O MATIC	396.73
4-01-26-310-000-516	24-00119	COOL O MATIC	272.96
4-01-26-310-000-517	24-00158	W.B. MASON CO., INC	458.26
4-01-26-310-000-517	24-00158	W.B. MASON CO., INC	1,447.38
4-01-26-310-000-517	24-00159	W.B. MASON CO., INC	271.40
4-01-26-310-000-533	24-00142	ONE TOTAL CLEANING SERVICES	4,388.81
4-01-26-310-000-533	24-00142	ONE TOTAL CLEANING SERVICES	4,388.81
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-558	24-00120	COWLEY'S "BUG-OUT" PEST CONTRO	35.00
4-01-26-310-000-718	24-00881	CLEAN AIR COMPANY	2,503.78
4-01-27-330-000-533	24-00021	SOMERSET COUNTY HEALTH DEPT	10,507.82
4-01-27-340-000-510	24-00020	ANIMAL CONTROL SOLUTIONS	3,086.00
4-01-28-370-000-697	24-01075	THOMAS DIAMENTE	720.00
4-01-28-370-000-697	24-01187	JEANNE KULESA	90.00
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	65.63
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	65.63
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	65.63
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	65.63
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	95.63
4-01-28-375-000-533	24-00096	UNITED SITE SERVICES	65.63
4-01-28-375-000-533	24-00134	JERSEY JOE'S LAWN SERVICE	8,820.00
4-01-28-375-000-560	24-00078	CENTRAL JERSEY NURSERIES	40.00
4-01-28-375-000-560	24-00078	CENTRAL JERSEY NURSERIES	5.97
4-01-28-375-000-560	24-00078	CENTRAL JERSEY NURSERIES	260.72
4-01-28-375-000-560	24-00078	CENTRAL JERSEY NURSERIES	124.16
4-01-28-375-000-645	24-00097	WINNING TEAMS BY NISSEL LLC	562.50
4-01-28-375-000-699	24-01149	SALVATORE SCALORA LANDSCAPING	6,250.00
4-01-31-430-000-580	24-00150	SOMERSET SOLAR 1 LLC	23.32
4-01-31-430-000-580	24-00150	SOMERSET SOLAR 1 LLC	38.99
4-01-31-430-000-580	24-00150	SOMERSET SOLAR 1 LLC	79.91
4-01-31-430-000-580	24-00150	SOMERSET SOLAR 1 LLC	94.51
4-01-31-430-000-580	24-00150	SOMERSET SOLAR 1 LLC	81.08
4-01-31-435-000-692	24-00151	PSE&G CO.	13,704.35

4-01-31-440-000-704	24-00015	VERIZON WIRELESS	973.94
4-01-31-440-000-705	24-00006	VERIZON	264.59
4-01-31-440-000-705	24-00007	VERIZON	354.57
4-01-31-440-000-705	24-00014	VERIZON WIRELESS	134.12
4-01-31-440-000-705	24-00044	SOMERVILLE BOARD OF ED	1,100.00
4-01-31-445-000-717	24-00109	AMERICAN WATER	216.12
4-01-31-445-000-717	24-00109	AMERICAN WATER	3,180.59
4-01-31-445-000-717	24-00109	AMERICAN WATER	362.41
4-01-31-445-000-717	24-00109	AMERICAN WATER	961.83
4-01-31-460-000-579	24-00144	SOMERSET COUNTY VEHICLE MAINT	6,029.44
4-09-55-502-000-533	24-00534	SALVATORE SCALORA LANDSCAPING	800.00
4-09-55-502-000-560	24-00163	IPS GROUP INC	639.59
4-09-55-502-000-560	24-00163	IPS GROUP INC	2,893.13
4-09-55-502-000-560	24-00717	IPS GROUP INC	675.70
4-09-55-502-000-560	24-00985	BUTTS TICKET COMPANY	725.00
4-09-55-502-000-560	24-01167	IPS GROUP INC	3,019.04
C-04-00-002-742-610	24-01247	GIBBONS, PC	475.00
G-02-40-001-000-243	21-01511	T & M ASSOCIATES	137.05
G-02-40-001-000-246	24-00958	T & M ASSOCIATES	1,922.76
G-02-40-001-000-769	23-01292	GEOSYNTEC CONSULTANTS	67,887.39
G-02-40-002-023-592	24-01245	TIMARIE DIEHL	117.99
G-02-40-002-023-592	24-01245	TIMARIE DIEHL	31.98
G-02-40-002-023-592	24-01245	TIMARIE DIEHL	109.79
G-02-40-002-024-217	24-01225	ALICIA WALKER-CARMAN	525.00
T-12-00-000-000-680	24-01244	W.B. MASON CO., INC	128.46
T-13-00-000-000-220	24-01257	REM INDUSTRIES LLC	211.99
T-13-00-000-000-235	24-00950	SALVATORE SCALORA LANDSCAPING	650.00
T-13-00-000-000-235	24-00951	SALVATORE SCALORA LANDSCAPING	2,950.00
T-13-00-000-000-235	24-01078	YORK FENCE CO INC	17,225.00
T-13-00-000-000-235	24-01169	SALVATORE SCALORA LANDSCAPING	3,880.00
T-13-00-000-000-290	24-01226	MINUTEMAN PRESS	141.07
T-17-00-000-000-211	24-00349	ANIMAL CONTROL SOLUTIONS	1,410.00
T-18-00-000-000-211	24-01193	NJ DEPT OF LABOR WORKFORCE DEV	4,196.41
T-18-00-000-000-211	24-01256	NJ DEPT OF LABOR WORKFORCE DEV	713.87

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Bonner						X
Denys			X			
Mitchell		X	X			
Pitts			X			
Stravic			X			
Vroom	X		X			

**ADJOURNMENT**

Councilmember Mitchell made a motion to adjourn the meeting, seconded by Councilmember Vroom. All voted favorably.

Respectfully Submitted,  
Kevin Sluka, RMC