

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

**Monday, April 18, 2022
6:30 P.M.**

LOCATION: COUNCIL CHAMBERS – POLICE HEADQUARTERS
24 SOUTH BRIDGE STREET, SOMERVILLE, NJ 08876

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- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES- EXECUTIVE SESSION**
 - a. April 4, 2022
- 4. RESOLUTION 22-0418-118 TO ENTER INTO EXECUTIVE SESSION**

EXECUTIVE SESSION AGENDA

- a. Redevelopment
- b. Litigation Settlements
- c. Personnel – Management – Non-Union
- d. Personnel – Parking & DPW
- e. Contract- Health Services

COUNCIL MEETING AGENDA

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
 - a. April 4, 2022
- 5. DEPARTMENTAL REPORTS & NOTICES**
 - a. Somerville Division of Health Report March
- 6. COMMITTEE REPORTS**
- 7. PUBLIC HEARING CY-2022 MUNICIPAL BUDGET**
(Motion, Second and Roll Call Vote required)
- 8. CY-2022 MUNICIPAL BUDGET & USER-FRIENDLY BUDGET – ADOPTION**
(Motion, Second and Roll Call Vote required)
- 9. DISCUSSION**
 - a. 50 Kirby Avenue -Fernmoor Homes
- 10. ORDINANCES FOR PUBLIC HEARING AND ADOPTION** (full copy is available at the end of this agenda)

2671-22-0404

APPROVING AN AMENDMENT TO THE GROUND LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW,

N.J.S.A. 40A:12A-1ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

2672-22-0404

APPROVING A SECOND AMENDMENT TO THE BUILD TO SUIT LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

11. MEETING OPEN TO THE PUBLIC

(Motion and 2nd needed and roll call vote to open and close the meeting to the public. Regulations that apply during public meetings also apply during electronic meetings. Comments may be submitted prior to the meeting and maybe summarized during the meeting)

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

(RESOLUTIONS 22-0418-119 THRU 22-0418-129)

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

- 22-0418-119 APPROVING AND AUTHORIZING THE MAYOR AND BOROUGH CLERK TO EXECUTE AN ASSIGNMENT AND ASSUMPTION AGREEMENT FOR THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF SOMERVILLE AND 50 KIRBY URBAN RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED ON BLOCK 1, LOT 4.01 LOCATED IN THE KIRBY AVENUE REDEVELOPMENT AREA
- 22-0418-120 APPOINTING GRACE KOLLMER TO THE GREEN TEAM (term expiring on 12/31/22)
- 22-0418-121 APPROVING FRANCESCA CARTOZZOLI TO BE HIRED AS YOUTH SOCCER COACH AT \$20 PER SESSION FROM APRIL 23, 2022 – JUNE 30, 2022 (PLUS RAIN DATES)
- 22-0418-122 ACCEPTING RESIGNATION OF PAM GAROFALO FROM THE MUNICIPAL ALLIANCE AND YOUTH SERVICES COMMISSIONS EFFECTIVE IMMEDIATELY
- 22-0418-123 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO AFLEX EXTRUSION TECHNOLOGIES, 76 4TH STREET BLOCK 52 LOT 7 & 8 APPLICATION #20170072Z IN THE AMOUNT OF \$4,735.20
- 22-0418-124 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO RARITAN VALLEY LODGE, 14 NORTH DOUGHTY AVENUE BLOCK 115 LOT 28 APPLICATION #2016044P IN THE AMOUNT OF \$8,643.60
- 22-0418-125 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO VOLVO, 1028 HWY 22 BLOCK 92 LOT 26.03 APPLICATION #2017006Z IN THE AMOUNT OF \$17,994.60
- 22-0418-126 AUTHORIZING A COMMITMENT OF CAPITAL FUNDS IN THE AMOUNT OF \$94,907 TO THE “CONTINUED EXTERIOR RESTORATION OF THE DANIEL ROBERT HOUSE” APPLICATION SUBMITTED TO THE NEW JERSEY HISTORIC TRUST
- 22-0418-127 ACCEPTING THE RESIGNATION OF ROBERTA HARMON

FROM THE GREEN TEAM AND APPOINTING HER TO THE ENVIRONMENTAL COMMISSION (expiring December 31, 2022)

22-0418-128 APPOINTING REBECCA REITMAN-GAROFALO TO THE FULL TIME ENVIRONMENT COMMISSION ROLE VACATED FROM HER CURRENT ALTERNATE POSITION (term expiring on 12/31/24)

22-0418-129 APPROVING THE SALE AND CONVEYANCE OF BLOCK 1, LOT 4.01 LOCATED IN THE KIRBY AVENUE REDEVELOPMENT AREA BY 50 KIRBY AVENUE URBAN RENEWAL, LLC TO FERNMOOR SOMERVILLE URBAN RENEWAL LLC AND AUTHORIZING THE ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT AGREEMENT FOR THE PROJECT

13. BILLS AND VOUCHERS

14. ADJOURNMENT

KEVIN SLUKA, MUNICIPAL CLERK

Ordinances scheduled for Adoption

ORDINANCE #2671-22-0404

APPROVING AN AMENDMENT TO THE GROUND LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Somerville that:

SECTION 1. Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), a municipality may sell, convey or lease any of its property to a redeveloper for the purpose of clearance, re-planning, development and redevelopment of a redevelopment area provided that the sale, conveyance or lease is made in conjunction with a redevelopment plan.

SECTION 2. Pursuant to the Redevelopment Law, the Borough Council of the Borough of Somerville (the “Borough”) adopted a resolution designating an area in need of redevelopment, known as the Gaston Avenue Redevelopment Area (“Redevelopment Area”).

SECTION 3. Pursuant to the Redevelopment Law, on October 14, 2015, the Borough, by ordinance, adopted a redevelopment plan for the Redevelopment Area entitled the Gaston Avenue Redevelopment Plan, which Redevelopment Plan was amended by the Borough in December 2016 (“Redevelopment Plan”).

SECTION 4. Tax Block 73, Lot 16.02 (the “Property”) is located in the Redevelopment Area and subject to the Redevelopment Plan.

SECTION 5. The Property is owned by the Borough, is currently vacant land and formerly included vacant commercial and residential buildings.

SECTION 6. On September 7, 2021, the Borough adopted a resolution approving a redevelopment agreement (the “Redevelopment Agreement”) with FDS Somerville NJ, LLC, the designated redeveloper for the redevelopment of the Property (the “Redeveloper”).

SECTION 7. The Redevelopment Agreement requires the Redeveloper to redevelop the Property with an emergency services facility project in accordance with the Redevelopment Plan (the “Project”).

SECTION 8. On October 4, 2021, the Borough adopted an ordinance approving and authorizing the Borough to enter into a ground lease with the Redeveloper for the Property and the parties subsequently executed a Ground Lease for the Property on or about January 17, 2022 (the “Ground Lease”).

SECTION 9. On October 4, 2021, the Borough adopted an ordinance approving and authorizing the Borough to enter into a build to suit lease with the Redeveloper for the Property and the parties subsequently executed a Build To Suit Lease for the Property on or about January 17, 2022 (the "Build Lease"), which Build Lease was amended by the adoption of an ordinance by the Borough on March 21, 2022.

SECTION 10. The Borough and Redeveloper have agreed to amend the Ground Lease as follows:

- a) Section 41 of the Lease is hereby amended by deleting "March 31, 2022" in the seventh (7th) and ninth (9th) lines thereof and replacing same with "April 30, 2022."

SECTION 11. The Mayor and Borough Clerk are authorized to execute any and all documents necessary for the amend the Ground Lease for the Property, in a form substantially consistent with the document attached hereto, subject to the review and approval of such documents by the Borough's legal counsel.

SECTION 12. This ordinance shall take effect upon final passage and publication as required by law.

ORDINANCE #2672-22-0404

APPROVING A SECOND AMENDMENT TO THE BUILD TO SUIT LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Somerville that:

SECTION 1. Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), a municipality may sell, convey or lease any of its property to a redeveloper for the purpose of clearance, re-planning, development and redevelopment of a redevelopment area provided that the sale, conveyance or lease is made in conjunction with a redevelopment plan.

SECTION 2. Pursuant to the Redevelopment Law, the Borough Council of the Borough of Somerville (the "Borough") adopted a resolution designating an area in need of redevelopment, known as the Gaston Avenue Redevelopment Area ("Redevelopment Area").

SECTION 3. Pursuant to the Redevelopment Law, on October 14, 2015, the Borough, by ordinance, adopted a redevelopment plan for the Redevelopment Area entitled the Gaston Avenue Redevelopment Plan, which Redevelopment Plan was amended by the Borough in December 2016 ("Redevelopment Plan").

SECTION 4. Tax Block 73, Lot 16.02 (the "Property") is located in the Redevelopment Area and subject to the Redevelopment Plan.

SECTION 5. The Property is owned by the Borough, is currently vacant land and formerly included vacant commercial and residential buildings.

SECTION 6. On September 7, 2021, the Borough adopted a resolution approving a redevelopment agreement (the "Redevelopment Agreement") with FDS Somerville NJ, LLC, the designated redeveloper for the redevelopment of the Property (the "Redeveloper").

SECTION 7. The Redevelopment Agreement requires the Redeveloper to redevelop the Property with an emergency services facility project in accordance with the Redevelopment Plan (the "Project").

SECTION 8. On October 4, 2021, the Borough adopted an ordinance approving and authorizing the Borough to enter into a ground lease with the Redeveloper for the Property and the parties subsequently executed a Ground Lease for the Property on or about January 17, 2022.

SECTION 9. On October 4, 2021, the Borough adopted an ordinance approving and authorizing the Borough to enter into a build to suit lease with the Redeveloper for the Property and the parties subsequently executed a Build To Suit Lease for the Property on or about January 17, 2022 (the "Build Lease").

SECTION 10. On March 21, 2022, the Borough adopted an ordinance approving an amendment to the Build Lease and authorizing the Borough to enter into the First Amendment to the Build Lease with the Redeveloper for the Property.

SECTION 11. The Borough and Redeveloper have agreed to amend the Build Lease with a second amendment as follows:

- a) Section 35(P) of the Lease is hereby amended by deleting “March 31, 2022” in the sixth (6th) and eighth (8th) lines thereof and replacing same with “April 30, 2022.”

SECTION 12. The Mayor and Borough Clerk are authorized to execute any and all documents necessary for the Second Amendment to the Build To Suit Lease for the Property, in a form substantially consistent with the document attached hereto, subject to the review and approval of such documents by the Borough’s legal counsel.

SECTION 13. This ordinance shall take effect upon final passage and publication as required by law.

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

RESOLUTION 22-0418-119

**APPROVING AND AUTHORIZING THE MAYOR AND BOROUGH CLERK
TO EXECUTE AN ASSIGNMENT AND ASSUMPTION AGREEMENT FOR
THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF SOMERVILLE
AND 50 KIRBY URBAN RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.
FOR PROPERTY LOCATED ON BLOCK 1, LOT 4.01 (50 KIRBY AVENUE) LOCATED IN
THE KIRBY AVENUE REDEVELOPMENT AREA**

WHEREAS, Tax Block 1; Lot 4.01(the “Property”), commonly known as 50 Kirby Avenue is located in the Kirby Avenue Redevelopment Area (the “Redevelopment Area”) and

WHEREAS, the Property is subject to the Kirby Avenue Redevelopment Plan, as amended (the “Redevelopment Plan”); and

WHEREAS, the Property is owned by 50 Kirby Urban Renewal, LLC (the Redeveloper”); and

WHEREAS, on April 24, 2018, a redevelopment agreement by and between the Redeveloper and the Borough for the redevelopment of the Property was executed by both parties, which redevelopment agreement has been previously amended and was last amended on or about September 8, 2020 (the “Redevelopment Agreement”); and

WHEREAS, on September 26, 2018, the Redeveloper obtained site plan approval from the Borough Planning Board to develop a residential project on the Property consisting of 174 market rate residential multi-family rental apartment units in fifteen buildings, 354 parking spaces, along with associated site improvements (the “Project”); and

WHEREAS, on April 24, 2018, the Borough and the Redeveloper entered into a financial agreement pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTEL”) for the Property and Project (the “Financial Agreement”); and

WHEREAS, the Redeveloper and Fernmoor Somerville Urban Renewal, LLC, an affiliate of Fernmoor Homes, 1 Kathleen Drive, Suite 1, Jackson, New Jersey have entered into an agreement for the sale and purchase of the Property and Project; and

WHEREAS, the Redeveloper seeks to transfer all of its rights, title and interest in and to the Financial Agreement to Fernmoor Somerville Urban Renewal, LLC, an approved urban renewal entity pursuant to the LTTEL; and

WHEREAS, pursuant to the Financial Agreement and the LTTEL, any sale or fee interest transfer in the Project and Property requires the approval of the Borough.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Somerville that it hereby approves and authorizes the transfer of all of 50 Kirby Urban Renewal, LLC’s rights, title and interest in and to the Financial Agreement to Fernmoor Somerville Urban Renewal, LLC in accordance with the Long Term Tax Exemption Law,

BE IT FURTHER RESOLVED, that the Financial Agreement remains in full force and effect in accordance with its terms and has not been subsequently amended or modified, and there is no default or breach on the part of the Borough or, to the best of the Borough's knowledge, 50 Kirby Urban Renewal, LLC.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute any and all documents necessary or convenient to the transaction(s) contemplated and authorized hereby, including but not limited to, the Assignment and Assumption of Financial Agreement, subject to final review and approval by the Borough Attorney.

BE IT FURTHER RESOLVED, that approval and authorization to execute the documents contemplated herein is subject to and contingent upon the Redeveloper and Fernmoor Somerville Urban Renewal, LLC closing on the sale and conveyance of the Property.

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

RESOLUTION 22-0418-120

**APPOINTING GRACE KOLLMER TO THE GREEN TEAM
(term expiring on 12/31/22)**

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 Grace Kollmer to the Green Team until the end of business on December 31, 2022.

RESOLUTION 22-0418-121

**APPROVING FRANCESCA CARTOZZOLI TO BE HIRED
AS YOUTH SOCCER COACH AT \$20 PER SESSION FROM
APRIL 23, 2022 – JUNE 30, 2022 (PLUS RAIN DATES)**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves Francesca Cartozzoli to be hired as a Youth Soccer Coach at \$20 per session from April 23, 2022 – June 30, 2022 at a rate of \$20 per session (plus rain dates).

RESOLUTION 22-0418-122

**ACCEPTING RESIGNATION OF PAM GAROFALO FROM
THE MUNICIPAL ALLIANCE AND YOUTH SERVICES COMMISSIONS EFFECTIVE
IMMEDIATELY**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby accepts the resignation of Pam Garofalo from the Municipal Alliance and Youth Services Commissions effective immediately. We wish her well and thank her for her service.

RESOLUTION 22-0418-123

**AUTHORIZING THE REFUND OF MAINTENANCE BOND TO AFLEX EXTRUSION
TECHNOLOGIES, 76 4TH STREET BLOCK 52 LOT 7 & 8 APPLICATION #2017007Z IN
THE AMOUNT OF \$4,735.20**

WHEREAS, the Borough of Somerville received an email dated April 11, 2022 from Cole & Associates requesting a return of Maintenance Bond for Aflex Extrusion 76 4th Street application #2017007Z in the amount of \$4,735.20; and

WHEREAS, in accordance with the accounting of said fund, the return of Maintenance Bond in the amount of \$4,735.20 is hereby approved.

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby authorizes the Chief Finance Officer to return maintenance bond to for Aflex Extrusion 76 4th Street, application #2017007Z.

RESOLUTION 22-0418-124

**AUTHORIZING THE REFUND OF MAINTENANCE BOND TO RARITAN VALLEY LODGE,
14 NORTH DOUGHTY AVENUE BLOCK 115 LOT 28 APPLICATION #2016044P IN THE
AMOUNT OF \$8,643.60**

WHEREAS, the Borough of Somerville received an email dated April 11, 2022, from Cole & Associates requesting a return of Maintenance Bond for Raritan Valley Lodge, 14 North Doughty Avenue Block 115 Lot 28 application #2016044P, in the amount of \$8,643.60; and

WHEREAS, in accordance with the accounting of said fund, the return of Maintenance Bond in the amount of \$8,643.60 is hereby approved.

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby authorizes the Chief Finance Officer to return maintenance bond to for Raritan Valley Lodge, 14 North Doughty Avenue Block 115 Lot 28 application #2016044P.

RESOLUTION 22-0418-125

**AUTHORIZING THE REFUND OF MAINTENANCE BOND TO VOLVO,
1028 HWY 22 BLOCK 92 LOT 26.03 APPLICATION #2017006Z IN THE AMOUNT OF
\$17,994.60**

WHEREAS, the Borough of Somerville received an email dated April 11, 2022 from Cole & Associates requesting a return of Maintenance Bond for Volvo, 1028 HWY 22 Block 92 Lot 26.03 application #2017006Z, in the amount of \$17,994.60; and

WHEREAS, in accordance with the accounting of said fund, the return of Maintenance Bond in the amount of \$17,994.60 is hereby approved.

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby authorizes the Chief Finance Officer to return maintenance bond to for Volvo, 1028 HWY 22 Block 92 Lot 26.03 application #2017006Z, in the amount of \$17,994.60.

RESOLUTION 22-0418-127

**ACCEPTING THE RESIGNATION OF ROBERTA HARMON
FROM THE GREEN TEAM AND APPOINTING HER TO THE ENVIRONMENTAL
COMMISSION (expiring December 31, 2022)**

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey accepts the resignation of Roberta Harmon from the Green Team and appointing her to the Environmental Commission effective immediately.

RESOLUTION 22-0418-128

**APPOINTING REBECCA REITMAN-GAROFALO TO THE FULL TIME ENVIRONMENT
COMMISSION ROLE VACATED FROM HER CURRENT ALTERNATE POSITION
(term expiring on 12/31/24)**

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 Rebecca Reitman-Garofolo to the full time Environment Commission role vacated from her current alternate position (term expiring on 12/31/24).

RESOLUTION 22-0418-129

**APPROVING THE SALE AND CONVEYANCE OF BLOCK 1, LOT 4.01 LOCATED IN THE
KIRBY AVENUE REDEVELOPMENT AREA BY 50 KIRBY AVENUE URBAN RENEWAL,
LLC TO FERNMOOR SOMERVILLE URBAN RENEWAL LLC AND AUTHORIZING THE
ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT AGREEMENT FOR THE
PROJECT**

WHEREAS, Tax Block 1; Lot 4.01(the "Property"), commonly known as 50 Kirby Avenue is located in the Kirby Avenue Redevelopment Area (the "Redevelopment Area") and

WHEREAS, the Property is subject to the Kirby Avenue Redevelopment Plan, as amended;
(the “Redevelopment Plan”) and

WHEREAS, the Property is owned by 50 Kirby Urban Renewal, LLC (the Redeveloper”); and

WHEREAS, on April 24, 2018, a redevelopment agreement by and between the Redeveloper and the Borough for the redevelopment of the Property was executed by both parties, which has been previously amended with the last amendment being on or about September 8, 2020 (the “Redevelopment Agreement”); and

WHEREAS, the Redeveloper obtained site plan approval from the Borough Planning Board on September 26, 2018 to develop a residential project on the Property consisting of 174 market rate residential multi-family rental apartment units in fifteen buildings, 354 parking spaces, along with associated site improvements (the “Project”); and

WHEREAS, the Redeveloper and Fernmoor Homes have entered into an agreement for the sale and purchase of the Property and Project; and

WHEREAS, the Redevelopment Agreement, specifically Section 12.09, states that prior to issuance of a Certificate of Completion, the Redeveloper may effectuate a Transfer of the Property and Project to a transferee that has the qualifications and financial responsibility necessary and adequate to fulfill the obligations to be undertaken by the Redeveloper in the Redevelopment Agreement as may be determined by the Borough in its reasonable discretion subject to the express prior written consent of the Borough; and

WHEREAS, the Redeveloper has requested that the Borough consent and approve the transfer of the Property and Project to Fernmoor Somerville Urban Renewal, LLC, an affiliate of Fernmoor Homes, 1 Kathleen Drive, Suite 1, Jackson, NJ, whereby it would assume all rights and obligations under the Redevelopment Agreement as redeveloper to develop the Project; and

WHEREAS, Fernmoor Homes and its affiliate Fernmoor Somerville Urban Renewal LLC (collectively referred to herein as “Fernmoor”) has provided the Borough with information regarding its qualifications, experience and financial ability to acquire the Property and undertake the development of the Project, including loan commitments for construction financing for the Project; and

WHEREAS, the Borough and a principal of Fernmoor met on March 24, 2022 to discuss the sale and development of the Project and Fernmoor’s qualifications for undertaking the redevelopment of the Project; and

WHEREAS, based on the information provided by Fernmoor, the Borough has determined that it has the qualifications and financial ability to acquire the Property and complete construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Somerville that it hereby approves the sale of the Property by 50 Kirby Urban Renewal, LLC to Fernmoor Somerville Urban Renewal, LLC, an affiliate of Fernmoor Homes and the assumption of the rights and obligations under the Redevelopment Agreement as redeveloper by Fernmoor Somerville Urban Renewal, LLC to complete development of the Project.

BE IT FURTHER RESOLVED, that the Mayor and the Borough Clerk are hereby authorized to execute any and all documents, including an assignment and assumption of the redevelopment agreement with the Redeveloper and Fernmoor Somerville Urban Renewal, LLC, in a form substantially consistent with that attached hereto, 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.

##

MINUTES

OPEN PUBLIC MEETING LAW STATEMENT

Kevin Sluka read the Open Public Meeting Law Statement.

ROLL CALL

Present: Mayor Sullivan, Councilmembers Brady, Pitts, Stravic, Vroom.
Councilman Wied and Councilman Mitchell were excused absent.

Also present: Kevin Sluka, Municipal Clerk, Jeremy Solomon, Borough Attorney,
Paige Elster, Chief Finance Officer and Colin Driver, Director of Economic Development.

SALUTE TO THE FLAG

The Pledge of Allegiance was led by Mayor Sullivan.

MOMENT OF SILENCE

The mayor requested a moment of silence for:

- Carol Schwab - long-time resident and 17-yr veteran of the library
- Dr. Sharon Granetz - taught in the Somerville school district and worked with kids with dyslexia
- Mary Kelleher - mother of former judge Bill Kelleher

APPROVAL OF MINUTES: April 4, 2022

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell						X
Pitts			X			
Stravic	X		X			
Vroom			X			
Wied						X

DEPARTMENTAL REPORTS & NOTICES

Somerville Division of Health Report March

COMMITTEE REPORTS

R. Vroom

The first Somerville Swap Weekend will be held from Friday, April 22 - Sunday, April 24. This event is being hosted by Sew Sustainably and the Environmental Commission.

G. Brady

We have a pending storm tonight and our director of Office of Emergency Management sent a few weather reports today.

G. Stravic

The Environmental Commission has their main event of the year, the Earth Day Clean Up Day, this Saturday, April 23 at 9 am at the H.S. Parking Lot. The event has been expanded to include tree planting. Th DPW will have giveaways and 2 local businesses in town are supporting the event. Sew Sustainably will be there to educate the public and there will be a mini Green Fair. The Environmental Commission and Green Team are also working on the Community Garden. If anyone is interested in a plot, please contact the Environmental Commission.

R. Pitts

Two new community officers started their duties earlier this month.

Mayor Sullivan

Asked about the Ambassador position.

R. Pitts

The Ambassador is not in place yet, but should start around Memorial Day.

Mayor Sullivan

Reminded residents about the Do Not Knock Registry. He asked K. Sluka for the list to be posted again on the website. Vendors are required to have credentials.

K. Sluka

Previous permits have most likely expired. There isn't a current active solicitor/vendor list.

PUBLIC HEARING CY-2022 MUNICIPAL BUDGET

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

Public Comments

No comments from the public.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

CY-2022 MUNICIPAL BUDGET & USER-FRIENDLY BUDGET – ADOPTION

Comments

G. Brady

My only concern is that we put \$3.9 million of surplus into the budget. This was designed to make sure our taxes are stable. We had a couple of rough years with Covid and Ida. We have a community that needs to be supported. People are coming out again to the downtown and that's a good sign. We anticipate doing better in the future.

P. Elster

We are weathering the storm because we were able to regenerate our surplus. This will help to offset the burden on the taxpayer.

Mayor Sullivan

The debt we're retiring this amount is a little over \$2 million and we're bonding \$1.4 million in debt. Somerville taxes are not driven by the amount of money we spent, but by the amount of money we don't raise because 45% of our land is tax exempt. We are now collecting some revenue from entities that were previously tax exempt (county properties, rent, medical center). We're trying hard to create new revenue.

P. Elster

The projected municipal tax increase for the average homeowner is \$31.

Mayor Sullivan

Thanked our professional team and finance committee for the countless hours spent since October.

K. Sluka

Thanked P. Elster and their staff, Fred Wied, the department heads who were part of the process, plus the professional services we contracted with this year, bond counsel John

Draikiwicz from Gibbons, and the Auditor Andy Hodulik from PKF O’Conner Davies. We have a budget in place that we feel is sustainable for the municipality.

P. Elster

The total budget is \$26 million, including grants.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

DISCUSSION: 50 Kirby Avenue -Fernmoor Homes

Stephen Kessler, General Counsel Fernmoor Homes

- Our office is located in Jackson, NJ and we’re a family-owned business. We’re a regional developer. Most of our projects are based in NJ.
- We develop, construct, own, maintain and manage all of our projects. We mostly do multi-family housing developments.
- We are seeking to step in as the designated developer of the site. We’re very impressed with the town of Somerville.
- The project will be 174 residential townhomes for rent. We proposed handling the project without any changes.

G. Brady

Asked about the number and characteristics of the units.

S. Kessler

174 units were approved. They will be a mix of mostly 2 and 3 bedroom units.

G. Stravic

Mentioned the potential impact on the school system.

J. Solomon

This project was already approved.

Mayor Sullivan

The potential impact of the development cannot enter into a Planning Board decision, if it’s an approved use in a compatible zone.

I like the fact that there are no changes made.

G. Stravic

Asked about the rent.

S. Kessler

We’re still working on that. In our portfolios, our rents range from \$1,300-\$2,200/month. It will be in that range.

G. Stravic

That is encouraging to hear (\$1,300) since there is a lot of concern in this town about affordable housing.

Mayor Sullivan

Asked about the clean-up process.

S. Kessler

- The first step is removal of some contaminated dirt in and around the project (historic fill). We haven't come across anything we would not expect to see in a site that had former industrial use. The historic fill will be removed and capped (clean fill will be brought in).
- The building has some contamination in the concrete walls and that is also being handled. Uncontaminated portions of the building will be repurposed on site. Contaminated components will be properly disposed of according to DEP regulations.
- The seller is currently waiting for the dirt portion to be removed and then will start on the building next month.

Mayor Sullivan

Asked for a written summary of what is being cleaned up and how it's being handled. He wants to make sure the public gets the right information.

S. Kessler

The site remediation professionals will put together a bullet point memo and we can come out to a future meeting.

Mayor Sullivan

There is going to be a lot of activity along Kirby Ave. He suggested working with the other site owners (approved projects) to discuss a shuttle bus service to the hospital, downtown and maybe local shopping plazas. More traffic on the street will be an issue.

The mayor also asked about time from when the property is purchased to the ribbon cutting (first occupant).

S. Kessler

We have to acquire the site in the next couple of months and then apply for permits. Probably about 1.5 years from today.

G. Brady

Asked about Planning Board approvals.

C. Driver

This has been approved and all the issues have been addressed. Part of TFE's application was a traffic study which reflects the project's impact. In regards to the environmental clean-up, he said, S. Kessler can submit to him what was submitted to the DEP.

Mayor Sullivan

Told S. Kessler to work with K. Sluka to schedule a public meeting about the clean up information.

22-0418-119 APPROVING AND AUTHORIZING THE MAYOR AND BOROUGH CLERK TO EXECUTE AN ASSIGNMENT AND ASSUMPTION AGREEMENT FOR THE FINANCIAL AGREEMENT BY AND BETWEEN THE BOROUGH OF SOMERVILLE AND 50 KIRBY URBAN RENEWAL, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. FOR PROPERTY LOCATED ON BLOCK 1, LOT 4.01 LOCATED IN THE KIRBY AVENUE REDEVELOPMENT AREA

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts		X	X			
Stravic			X			
Vroom			X			
Wied						X

22-0418-129 APPROVING THE SALE AND CONVEYANCE OF BLOCK 1, LOT 4.01 LOCATED IN THE KIRBY AVENUE REDEVELOPMENT AREA BY 50

KIRBY AVENUE URBAN RENEWAL, LLC TO FERNMOOR
SOMERVILLE URBAN RENEWAL LLC AND AUTHORIZING THE
ASSIGNMENT AND ASSUMPTION OF THE REDEVELOPMENT
AGREEMENT FOR THE PROJECT

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell						X
Pitts		X	X			
Stravic	X		X			
Vroom			X			
Wied						X

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

2671-22-0404 APPROVING AN AMENDMENT TO THE GROUND LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell						X
Pitts	X		X			
Stravic			X			
Vroom			X			
Wied						X

Comments

Richard O'Neill, 124 West Cliff Street
Asked the council members to vote yes.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell						X
Pitts		X	X			
Stravic	X		X			
Vroom			X			
Wied						X

Adoption

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell						X
Pitts	X		X			
Stravic			X			
Vroom		X	X			
Wied						X

2672-22-0404 APPROVING A SECOND AMENDMENT TO THE BUILD TO SUIT LEASE FOR PROPERTY KNOWN AS TAX BLOCK 73, LOT 16.02 LOCATED IN THE GASTON AVENUE REDEVELOPMENT AREA WITH FDS SOMERVILLE NJ, LLC, THE CONTRACT REDEVELOPER PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING

LAW, N.J.S.A. 40A:12A-1 ET SEQ. FOR THE EMERGENCY SERVICES FACILITY PROJECT

Open Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts		X	X			
Stravic			X			
Vroom			X			
Wied						X

Comments

Richard O’Neill, 124 West Cliff Street

Tonight is momentous. This has been a 20-year project. This is good for the police, fire department and the town. He thanked the council for getting us to this position.

Close Public Hearing

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell						X
Pitts	X		X			
Stravic		X	X			
Vroom			X			
Wied						X

Adoption

Comments

Mayor Sullivan

It’s been 4 mayors and 30 council members, plus volunteers and countless families who have been involved in the fire and police departments. I can’t wait to see the site change. If all goes well, it should be no more than 2 years from start to finish.

G. Brady

I think we can all congratulate ourselves because we’re still here and we’re moving forward. So many towns get stuck in the past.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts			X			
Stravic		X	X			
Vroom			X			
Wied						X

MEETING OPEN TO THE PUBLIC

Open the Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell						X
Pitts			X			
Stravic			X			
Vroom	X		X			
Wied						X

Comments

Mateo Garcia, Mercer St:

- Congratulated the mayor on the emergency services facility. I’m proud to live in a town that was able to get that done.
- Commended the community officers who were out in Main Street this past weekend.
- Commended Councilwoman Stravic for asking the developer questions about rent. The range the developer proposed, although not a commitment, is a very good range. Encouraged the town to continue to work with developers and keep the rent prices in mind for the interest of the community.
- Expressed concern about speeding on Mercer Street with cars coming in very quickly from Route 22. Suggested pedestrian crossing signs or an increased police presence.

Mayor Sullivan

We’ve had discussions in the past about streets like Mercer, Gaston and Davenport that are near Route 22.

G. Stravic

Asked about speed bumps.

K. Sluka

Speed bumps have not been successful, but we’ve added rumble strips to some of the streets. These appear to increase awareness and are more successful.

G. Brady

The rumble strips are about \$3k per strip, which is not bad.

Close the Public Session

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell						X
Pitts		X	X			
Stravic			X			
Vroom	X		X			
Wied						X

CONSENT RESOLUTIONS

(RESOLUTIONS 22-0418-120 - 22-0418-128)

- 22-0418-120 APPOINTING GRACE KOLLMER TO THE GREEN TEAM (term expiring on 12/31/22)
- 22-0418-121 APPROVING FRANCESCA CARTOZZOLI TO BE HIRED AS YOUTH SOCCER COACH AT \$20 PER SESSION FROM APRIL 23, 2022 – JUNE 30, 2022 (PLUS RAIN DATES)
- 22-0418-122 ACCEPTING RESIGNATION OF PAM GAROFALO FROM THE MUNICIPAL ALLIANCE AND YOUTH SERVICES COMMISSIONS EFFECTIVE IMMEDIATELY
- 22-0418-123 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO AFLEX EXTRUSION TECHNOLOGIES, 76 4TH STREET BLOCK 52 LOT 7 & 8 APPLICATION #20170072Z IN THE AMOUNT OF \$4,735.20
- 22-0418-124 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO RARITAN VALLEY LODGE, 14 NORTH DOUGHTY AVENUE BLOCK 115 LOT 28 APPLICATION #2016044P IN THE AMOUNT OF \$8,643.60

- 22-0418-125 AUTHORIZING THE REFUND OF MAINTENANCE BOND TO VOLVO, 1028 HWY 22 BLOCK 92 LOT 26.03 APPLICATION #2017006Z IN THE AMOUNT OF \$17,994.60
- 22-0418-126 AUTHORIZING A COMMITMENT OF CAPITAL FUNDS IN THE AMOUNT OF \$94,907 TO THE "CONTINUED EXTERIOR RESTORATION OF THE DANIEL ROBERT HOUSE" APPLICATION SUBMITTED TO THE NEW JERSEY HISTORIC TRUST
- 22-0418-127 ACCEPTING THE RESIGNATION OF ROBERTA HARMON FROM THE GREEN TEAM AND APPOINTING HER TO THE ENVIRONMENTAL COMMISSION (expiring December 31, 2022)
- 22-0418-128 APPOINTING REBECCA REITMAN-GAROFOLO TO THE FULL TIME ENVIRONMENT COMMISSION ROLE VACATED FROM HER CURRENT ALTERNATE POSITION (term expiring on 12/31/24)

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts		X	X			
Stravic			X			
Vroom			X			
Wied						X

BILLS AND VOUCHERS

Account	PO #	Vendor Name	Amount
1-01-25-240-000-557	21-01703	AXON ENTERPRISE INC	5,901.75
1-01-25-240-000-557	21-01707	COMPUTER SYSTEMS & METHODS	3,917.00
1-01-26-290-000-673	21-00252	SIGNS AND SAFETY DEVICES L.L.C	215.00
1-01-26-290-000-723	21-01491	HOFFMAN SERVICES, INC.	24,000.00
1-01-26-310-000-533	21-00738	AFFORDABLE BUILDING SERVICES	80.00
1-01-26-310-000-725	21-01543	BEN SHAFFER RECREATION INC.	14,685.40
1-01-26-310-000-725	21-01543	BEN SHAFFER RECREATION INC.	9,082.20
1-01-26-310-000-725	21-01543	BEN SHAFFER RECREATION INC.	9,082.20
1-01-27-340-000-510	21-01054	ST HUBERTS	2,580.00
2-01-20-100-000-530	22-00004	W.B. MASON CO., INC	34.65
2-01-20-100-000-530	22-00004	W.B. MASON CO., INC	197.50
2-01-20-100-000-555	22-00573	MUNICIPAL CLERKS ASSN OF SC	25.00
2-01-20-100-000-555	22-00573	MUNICIPAL CLERKS ASSN OF SC	25.00
2-01-20-100-000-628	22-00235	W.B. MASON CO., INC	55.55
2-01-20-100-000-628	22-00235	W.B. MASON CO., INC	230.15
2-01-20-100-000-635	22-00007	FEDEX	52.90
2-01-20-100-000-635	22-00507	QUADIENT LEASING USA, INC	163.00
2-01-20-100-000-659	22-00539	COLE & ASSOCIATES LLC	3,920.00
2-01-20-100-000-659	22-00553	COLE & ASSOCIATES LLC	2,415.00
2-01-20-130-000-670	22-00291	ACCLAIM INVENTORY	3,000.00
2-01-20-130-000-694	22-00530	RUTGERS, STATE UNIV OF, NJ	575.00
2-01-20-130-000-694	22-00555	INSTITUTE FOR PROFESSIONAL DEV	50.00
2-01-20-130-000-694	22-00555	INSTITUTE FOR PROFESSIONAL DEV	50.00
2-01-20-140-000-534	22-00057	EDMUNDS & ASSOCIATES	6,859.80
2-01-20-140-000-534	22-00057	EDMUNDS & ASSOCIATES	9,129.20
2-01-20-140-000-534	22-00062	COMPUTER SYSTEMS & METHODS	1,810.00
2-01-20-145-000-569	22-00083	MGL PRINTING SOLUTIONS	157.00
2-01-20-145-000-694	22-00572	INSTITUTE FOR PROFESSIONAL DEV	50.00
2-01-20-165-000-628	22-00559	POST ACE HARDWARE	8.59
2-01-21-185-000-607	22-00541	DAVISON, EASTMAN, MUNOZ, LEDER	246.50
2-01-22-195-000-628	22-00103	W.B. MASON CO., INC	52.99
2-01-23-220-002-614	22-00331	FLEXFACTS-GRANT BENEFITS SOLUT	31.50
2-01-25-240-000-533	22-00554	VISUAL COMPUTER SOLUTIONS INC	3,072.56

2-01-25-240-000-548	22-00453	AMAZON CAPITAL SERVICES, INC	189.90
2-01-25-240-000-557	22-00418	AMAZON CAPITAL SERVICES, INC	347.75
2-01-25-240-000-557	22-00418	AMAZON CAPITAL SERVICES, INC	-26.75
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	44.70
2-01-25-240-000-560	22-00091	FULLERTON FORD INC	1,245.74
2-01-25-240-000-575	22-00525	AMAZON CAPITAL SERVICES, INC	718.95
2-01-25-240-000-628	22-00493	SHI INT'L CORP.	508.30
2-01-25-240-000-670	22-00093	DELAGE LANDEN FINANCIAL SERVIC	226.31
2-01-25-240-000-713	22-00085	AIM UNIFORM INC	243.00
2-01-25-240-000-713	22-00085	AIM UNIFORM INC	232.00
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	130.00
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	54.98
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	203.94
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	46.99
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	4,404.83
2-01-25-265-000-557	22-00134	POST ACE HARDWARE	215.72
2-01-25-265-000-557	22-00134	POST ACE HARDWARE	212.96
2-01-25-265-000-557	22-00134	POST ACE HARDWARE	77.97
2-01-25-265-002-574	22-00010	AMERICAN WATER	12,939.22
2-01-26-290-000-560	22-00025	FOLEY INCORPORATED	54.00
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	150.00
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	8.33
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	61.65
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	42.48
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	28.60
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	29.59
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	9.70
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	42.66
2-01-26-290-000-560	22-00046	SOMERSET COUNTY VEHICLE MAINT	469.11
2-01-26-290-000-560	22-00071	VERIZON WIRELESS	38.01
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	395.33
2-01-26-290-000-560	22-00546	TRUIS INC	280.03
2-01-26-290-000-673	22-00395	SIGNS AND SAFETY DEVICES L.L.C	75.00
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	88.58
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	129.52
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	253.23
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	128.70
2-01-26-290-000-687	22-00245	W.B. MASON CO., INC	185.14
2-01-26-290-000-699	22-00029	KENS TREE SERVICE	475.00
2-01-26-290-000-723	22-00363	FUSCO'S RENTAL WORLD	3,200.00
2-01-26-290-000-723	22-00419	REED SYSTEMS, LTD.	940.44
2-01-26-290-000-723	22-00565	BRENDAN NALLY	73.58
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	88.96
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	772.86
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	26,247.98
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	23,167.00
2-01-26-305-001-543	22-00042	SOMERSET COUNTY RECYCLING PROG	38,579.35
2-01-26-310-000-506	22-00015	AUTOMATIC COMMUNICATIONS ALARM	400.00
2-01-26-310-000-516	22-00012	AMPERE ELECTRICAL CONTRACTORS	162.50
2-01-26-310-000-516	22-00012	AMPERE ELECTRICAL CONTRACTORS	164.45
2-01-26-310-000-516	22-00012	AMPERE ELECTRICAL CONTRACTORS	800.00
2-01-26-310-000-516	22-00012	AMPERE ELECTRICAL CONTRACTORS	85.00
2-01-26-310-000-516	22-00040	SCOTT BECKER PLUMBING & HEATIN	185.00
2-01-26-310-000-516	22-00040	SCOTT BECKER PLUMBING & HEATIN	157.00
2-01-26-310-000-517	22-00023	DRARAS, LLC	66.40
2-01-26-310-000-517	22-00041	SHERWIN-WILLIAMS	37.94
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	7.98
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	8.59
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	7.99
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	4.59
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	8.59

2-01-26-310-000-517	22-00128	POST ACE HARDWARE	39.17
2-01-26-310-000-517	22-00518	AMAZON CAPITAL SERVICES, INC	44.99
2-01-26-310-000-517	22-00570	HOME DEPOT CREDIT SERVICES	39.92
2-01-26-310-000-533	22-00006	AFFORDABLE BUILDING SERVICES	480.00
2-01-26-310-000-533	22-00006	AFFORDABLE BUILDING SERVICES	2,881.50
2-01-26-310-000-533	22-00006	AFFORDABLE BUILDING SERVICES	2,881.50
2-01-26-310-000-558	22-00544	CAVANAUGH'S	300.00
2-01-27-340-000-510	22-00077	ST HUBERTS	3,426.67
2-01-28-370-000-697	22-00374	BSN SPORTS,LLC	24.00
2-01-28-370-000-699	22-00550	NIESHA VASTOLA	70.00
2-01-28-375-000-560	22-00498	CENTRAL JERSEY NURSERIES	24.14
2-01-28-375-000-560	22-00558	CENTRAL JERSEY NURSERIES	114.37
2-01-28-375-000-560	22-00558	CENTRAL JERSEY NURSERIES	41.97
2-01-28-375-000-646	22-00570	HOME DEPOT CREDIT SERVICES	468.88
2-01-31-430-000-580	22-00037	PSE&G CO.	39,011.30
2-01-31-435-000-692	22-00038	PSE&G CO.	58,486.92
2-01-31-440-000-704	22-00072	VERIZON WIRELESS	524.90
2-01-31-440-000-704	22-00335	VERIZON WIRELESS	424.63
2-01-31-440-000-705	22-00050	VERIZON	433.67
2-01-31-440-000-705	22-00058	VERIZON	151.99
2-01-31-440-000-705	22-00060	VERIZON	1,545.00
2-01-31-440-000-705	22-00061	VERIZON	139.92
2-01-31-440-000-705	22-00073	VERIZON WIRELESS	1,581.72
2-01-31-445-000-717	22-00011	AMERICAN WATER	583.09
2-01-31-460-000-579	22-00044	SOMERSET COUNTY VEHICLE MAINT	12,785.14
2-01-36-477-000-599	22-00556	VALIC	27,931.20
2-01-36-477-000-599	22-00556	VALIC	9,715.20
2-05-55-502-000-539	22-00436	JEM INDUSTRIAL SERVICES INC.	1,334.55
2-05-55-502-000-556	22-00468	DECOTIIS,FITZPATRICK,COLE & WI	740.00
2-05-55-503-000-655	22-00564	SOMERSET RARITAN SEWERAGE AUTH	78,739.34
2-09-55-502-000-533	22-00079	IPS GROUP INC	3,547.02
2-09-55-502-000-533	22-00079	IPS GROUP INC	4,843.27
2-09-55-502-000-556	22-00576	DECOTIIS,FITZPATRICK,COLE & WI	541.00
2-09-55-502-000-706	22-00055	VERIZON	141.99
2-09-55-502-000-706	22-00059	VERIZON	139.99
C-04-00-002-570-625	21-01496	ADAMSVILLE MAINTENANCE, INC	2,000.00
C-04-00-002-570-625	22-00567	TOP LINE CONSTRUCTION	1,250.00
T-13-00-000-000-211	22-00542	CHA DESIGN/CONSTRUCTION SOLUT	832.50
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	405.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	360.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	360.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	630.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	450.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	675.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	810.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	675.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	14,850.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	405.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	360.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	405.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	495.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	4,815.00
T-13-00-000-000-211	22-00566	COLE & ASSOCIATES LLC	495.00
T-13-00-000-000-219	22-00504	SIMONS SAYS LLC	1,000.00
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	2,520.00
T-13-00-000-000-235	22-00308	YORK FENCE CO INC	16,980.00
T-13-00-000-000-235	22-00308	YORK FENCE CO INC	2,495.00
T-13-00-000-000-235	22-00308	YORK FENCE CO INC	5,950.00
T-13-00-000-000-235	22-00308	YORK FENCE CO INC	5,690.00
T-13-00-000-000-235	22-00494	YORK FENCE CO INC	9,950.00
T-13-00-000-000-235	22-00494	YORK FENCE CO INC	13,785.00

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell						X
Pitts			X			
Stravic			X			
Vroom		X	X			
Wied						X

COMMENTSMayor Sullivan

Said he will not be at the next council meeting. He will be attending his 50th college reunion and will be passing the gavel to Council President Pitts.

ADJOURNMENT

Councilman Brady made a motion to adjourn, seconded by Councilwoman Stravic, all voted favorably.

Respectfully Submitted,

Kevin Sluka, RMC