

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

**Monday, October 3, 2022  
6:30 P.M.**

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

FOLLOW SOMERVILLE BOROUGH ON TWITTER @SOMERVILLECLERK

SUBSCRIBE TO E-CONNECT AT [WWW.SOMERVILLENJ.ORG](http://WWW.SOMERVILLENJ.ORG)  
FOR ELECTRONIC NEWSLETTERS

VISIT [WWW.DOWNTOWNSOMERVILLE.COM](http://WWW.DOWNTOWNSOMERVILLE.COM) FOR ALL YOUR SOMERVILLE  
EVENTS

---

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES- EXECUTIVE SESSION**
  - a. September 19, 2022
- 4. RESOLUTION 22-1003-303 TO ENTER INTO EXECUTIVE SESSION**

**EXECUTIVE SESSION AGENDA**

- a. Redevelopment
- b. Personnel

**COUNCIL MEETING AGENDA**

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
  - a. September 19, 2022
- 5. DEPARTMENTAL REPORTS & NOTICES**
- 6. COMMITTEE REPORTS**
- 7. DISCUSSION**
- 8. ORDINANCE FOR INTRODUCTION**

2685-22-1003

AMENDING CHAPTER 166-44 SCHEDULE III  
ENTITLED NO STOPPING OR STANDING TO  
INLCUDE SECTIONS OF MOUNTAIN AVENUE ON  
EAST SIDE OF MOUNTAIN AVENUE

- 9. ORDINANCE FOR PUBLIC HEARING AND ADOPTION** (full copy is available  
at the end of this agenda)

2680-22-0906

AMENDING THE SOMERVILLE BOROUGH LAND  
USE LAW TO INCLUDE CHAPTER 102 SECTION  
120(K) APPROVING COTTAGE FOOD OPERATION

**10. 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. 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)

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

**(RESOLUTIONS 22-1003-304 THRU 22-1003-312)**

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

- 22-1003-304 AMENDING RESOLUTION 22-0906-276 HOURS OF OPERATION FOR THE PICKLE BALL AND TENNIS COURT AT HENRY P. VANDER VEER MEMORIAL PARK FROM DAWN TO 10:00PM
- 22-1003-305 ACCEPTING A GRANT OF \$2,625.50 FROM THE BUREAU OF JUSTICE ASSISTANCE-2022 PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP
- 22-1003-306 MEMORIALIZING AND APPROVING THE EXECUTION OF CONTRACT FOR E-TICKET RENEWAL AGREEMENT AMENDMENT BETWEEN SOMERVILLE POLICE DEPARTMENT AND GTBM, INC.
- 22-1003-307 AUTHORIZING THE EXECUTION OF AN INTERLOCAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF BOUND BOOK FOR STREET CLEANING
- 22-1003-308 CONFIRMING THE SALE OF \$4,570,000 GENERAL OBLIGATION BONDS, SERIES 2022 OF THE BOROUGH OF SOMERVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY TO THE SOMERSET COUNTY IMPROVEMENT AUTHORITY
- 22-1003-309 AUTHORIZING APPLICATION FOR FUNDING THROUGH GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE AND AUTHORIZING ACCEPTANCE OF THE AWARD
- 22-1003-310 APPROVING CHAPTER 159 FOR THE BUREAU OF JUSTICE ASSISTANCE-2022 BULLETPROOF VEST PARTNERSHIP
- 22-1003-311 AMENDING RESOLUTION 21-0517-157 AUTHORIZING THE RELEASE OF A PERFORMANCE BOND- APPLICATION #2016-025P LOCATED AT BLOCK 123 LOT 4 KNOWN AS 110 SOUTH BRIDGE STREET
- 22-1003-312 AUTHORIZING SPOOKTACULAR EVENT TO BE HELD ON FRIDAY, OCTOBER 28, 2022 AND WAIVING PARKING FEES IN LOTS 1, 2 & 4 FROM 3:00 P.M. TO 7:00 P.M.

**12. BILLS AND VOUCHERS**

**13. ADJOURNMENT**

KEVIN SLUKA, MUNICIPAL CLERK

Ordinance scheduled for Introduction

**ORDINANCE #2685-22-1003**

**AMENDING CHAPTER 166-44 SCHEDULE III ENTITLED NO STOPPING OR STANDING TO INLCUDE SECTIONS OF MOUNTAIN AVENUE ON EAST SIDE OF MOUNTAIN AVENUE**

**WHEREAS**, the Borough of Somerville desires to amend Chapter 166, Section 44 Schedule III entitled No Stopping and Standing to read as follows:

**§ 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
<u>Mountain Avenue</u>	East	All	<u>From a point 274 feet north of the northerly curbline of Brookside Avenue to a point 23 feet northerly thereof</u>
<u>Mountain Avenue</u>	East	All	<u>From a point 775 feet north of the northerly curbline of Brookside Avenue to a point 18 feet northerly thereof</u>
<u>Mountain Avenue</u>	East	All	<u>From a point 853 feet north of the northerly curbline of Brookside Avenue to a point 56 feet northerly thereof</u>

This ordinance shall take effect immediately upon its final passage and publication as required by law.

Ordinances scheduled for public hearing and adoption

**ORDINANCE #2680-22-0906**

**AMENDING THE SOMERVILLE BOROUGH LAND USE LAW TO INCLUDE CHAPTER 102 SECTION 120(K) APPROVING COTTAGE FOOD OPERATION**

**WHEREAS**, the Borough of Somerville amends the Somerville Borough Land Use Law to include Chapter 102 Section 120(K) permitting Cottage Food Operation as an accessory use in all zone districts that allow residences subject to the following requirements:

1. There shall be only one such use in any dwelling unit.
2. The use shall be operated by or shall employ in the dwelling unit only a resident or residents who are permanent full-time residents of the dwelling unit, and no other persons.
3. The use shall be located only within the principal building, and not within any accessory buildings. There shall not be permitted the conversion of garage parking areas to cottage food use.
4. The dwelling unit shall not be divided or partitioned in any way to prevent free access between all portions of the dwelling unit and the area devoted to the cottage food use.

5. There shall be no change to the exterior of buildings or other structures for the use, and no outside appearance of a business use, including but not limited to parking, storage, signs, or lights.
6. The use shall not operate any equipment or conduct any process that creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with telephone, radio, or television reception, any of the foregoing which are detectable by neighboring residents.
7. The use shall not require any increased or enhanced electrical, water, natural gas or other utility service, supply, or usage, above what is typically required for residential use in the zone district.
8. The quantity and type of solid waste disposal shall be the same as for other residential uses in the zone district.
9. The capacity and quality of effluent shall be the same as is typical of normal residential use in the zone district and shall create no potential or actual detriment to the sanitary sewer system or its components.
10. Deliveries to and from the use shall be made by the same types of trucks used by the U.S. Postal Service, United Parcel Service, Federal Express and other similar delivery services when providing regular service to residential uses in the zone district (e.g. no larger than a box truck).
11. All vehicular traffic to and from the cottage food use shall be limited in volume, type, and frequency to that which is normally associated with other residential uses in the zone district.
12. Such uses shall have a Cottage Food Operator Permit issued by the NJ Department of Health and is exempt from the requirement to obtain either a zoning permit or site plan approval.
13. Upon request, the resident shall allow inspection of the dwelling by the Borough.

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

**RESOLUTION 22-1003-304**

**AMENDING RESOLUTION 22-0906-276 HOURS OF OPERATION  
FOR THE PICKLE BALL AND TENNIS COURT AT HENRY P.  
VANDER VEER MEMORIAL PARK FROM DAWN TO 10:00PM**

**WHEREAS**, the pickleball and tennis court at Henry P. Vander Veer Memorial Park has operational timed lights and are able to be safely used past dusk.

**THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Somerville, the pickleball and tennis court at Henry P. Vander Veer Memorial Park has operational hours until 10:00pm effective immediately.

**RESOLUTION 22-1003-305**

**ACCEPTING A GRANT OF \$2,625.50 FROM THE BUREAU  
OF JUSTICE ASSISTANCE-2022 PATRICK LEAHY BULLETPROOF VEST  
PARTNERSHIP**

**WHEREAS**, the Borough of Somerville has applied for and has been awarded a grant in the amount of \$2,625.50 from the Bureau of Justice Assistance-2022 Patrick Leahy Bulletproof Vest Partnership.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Borough of Somerville that the above referenced grant is hereby accepted, and the Mayor and

Clerk is hereby authorized to execute grant documents as authorized representatives thereunder, as the representative for the Borough of Somerville.

**RESOLUTION 22-1003-306**

**MEMORIALIZING AND APPROVING THE EXECUTION OF  
CONTRACT FOR E-TICKET RENEWAL AGREEMENT AMENDMENT BETWEEN  
SOMERVILLE POLICE DEPARTMENT AND GTBM, INC.**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey memorializes and approves a contract for E-Ticket Renewal Agreement Amendment between Somerville Police Department and GTBM, Inc. ending December 31, 2024.

**RESOLUTION 22-1003-307**

**AUTHORIZING THE EXECUTION OF AN INTERLOCAL SERVICES AGREEMENT  
BETWEEN THE BOROUGH OF BOUND BOOK FOR STREET CLEANING**

**WHEREAS**, pursuant to N.J.S.A. 40A: 65-1 the Borough of Somerville desires to enter into an Interlocal Services Agreement with another local government entity; and

**WHEREAS**, the Borough of Somerville has the need for street cleaning and the Borough of Bound Book is able to satisfy those needs on a temporary basis; and

**BE IT FURTHER RESOLVED**, that the Borough of Somerville, County of Somerset, State of New Jersey authorizes the Borough Administrator to enter into an Interlocal Services Agreement until such time the agreement is no longer necessary.

**RESOLUTION 22-1003-308**

**CONFIRMING THE SALE OF \$4,570,000 GENERAL OBLIGATION BONDS,  
SERIES 2022 OF THE BOROUGH OF SOMERVILLE, IN THE  
COUNTY OF SOMERSET, NEW JERSEY TO THE SOMERSET COUNTY  
IMPROVEMENT AUTHORITY**

**WHEREAS**, pursuant to the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, the Borough adopted a resolution on August 1, 2022 (the "Authorization Resolution"), providing for the issuance and sale of bonds to The Somerset County Improvement Authority (the "Authority") in an aggregate amount not to exceed \$5,200,000 to be issued as one series designated as General Obligation Bonds, Series 2022 (collectively, the "Bonds"); and

**WHEREAS**, pursuant to the Authorization Resolution, the terms of the Bonds shall be confirmed by the provisions set forth herein (the "Confirming Resolution").

**NOW, THEREFORE, BE IT RESOLVED** BY THE BOROUGH OF SOMERVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) that:

SECTION 1. Ordinances. There shall be issued bonds of the Borough in the following principal amounts pursuant to the following bond ordinances:

A. \$4,570,000 bonds, being a portion of the bonds authorized by an ordinance entitled: (Ord. No. 2675):

"BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$5,200,000 FOR STATION ROAD EXTENSION TO ROUTE 206 IN AND BY THE BOROUGH OF SOMERVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$5,200,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF THE APPROPRIATION."

heretofore finally adopted. The average period of usefulness is 20 years.

SECTION 2. Amount of Bonds. The Bonds in the principal amount of \$4,570,000 are hereby issued and sold in accordance with the provisions of the Authorization Resolution and the provisions of this Confirming Resolution. The Bonds shall constitute and shall be designated "General Obligation Bonds, Series 2022".

SECTION 3. Average Useful Life. It is hereby found, determined and declared, that the average period of usefulness of the improvements or purposes for which the said General Obligation Bonds, Series 2022 are to be issued, taking into consideration the amount of such General Obligation Bonds, Series 2022 to be issued for said improvements or purposes, is 20 years.

SECTION 4. Description of the Bonds.

(a) Terms of the Bonds. The Bonds shall be dated and shall bear interest from the date of delivery at the rates, and shall mature, subject to prepayment as herein provided, on September 1 in the year and in the principal amount set opposite such year in the following table:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest</u>
2023	\$ 85,000	5.00%
2024	125,000	5.00
2025	245,000	5.00
2026	260,000	5.00
2027	270,000	5.00
2028	285,000	5.00
2029	300,000	5.00
2030	315,000	5.00
2031	330,000	5.00
2032	345,000	5.00
2033	365,000	5.00
2034	380,000	5.00
2035	400,000	5.00
2036	420,000	5.00
2037	445,000	5.00

(b) Form of the Bonds. The Bonds shall be in substantially the form set forth in the Authorization Resolution, which form is by this reference incorporated in full as if set forth herein, with such omissions, insertions and variations as are properly required and which are not contrary to any of the provisions of the Authorization Resolution or any of the provisions of this Confirming Resolution.

SECTION 5. Redemption of the Bonds.

The Bonds maturing on or before September 1, 2032 shall not be subject to redemption prior to their respective maturity dates. The Bonds maturing on or after September 1, 2033 shall be subject to redemption prior to their respective maturity dates, on or after September 1, 2032 at the option of the Borough, upon notice as described in a bond resolution adopted by the Somerset County Improvement Authority on August 11, 2022, either in whole or in part by lot within a single maturity from maturities selected by the Borough, on any date, at a redemption price equal to 100% of the principal amount thereof (the "Redemption Price"), plus in each case accrued interest to the date fixed for redemption.

If notice of redemption has been given as provided herein, the Bonds or the portion thereof called for redemption shall be due and payable on the date fixed for redemption at the Redemption Price, together with accrued interest to the date fixed for redemption.

SECTION 6. Award of the Bonds. The Bonds are authorized to be sold and awarded to The Somerset County Improvement Authority (the "Authority") at a purchase price of \$5,070,666.20 for the Bonds. The terms and conditions of such offer are set

forth in a bond purchase agreement, dated September 22, 2022 (the “Bond Purchase Agreement”), a copy of which is attached hereto as Exhibit A and which by this reference is made a part hereof as if set forth in full herein. Settlement for the Bonds was made in immediately available funds on September 29, 2022.

SECTION 7. Additional Acts. On behalf of the Borough, the appropriate representatives of the Borough are authorized and directed to take all steps which are necessary or convenient to effectuate the terms of the Authorization Resolution and the terms of this Confirming Resolution with respect to the issuance, sale and delivery of the Bonds.

SECTION 8. Effective Date. This Confirming Resolution shall take effect upon adoption hereof.

### RESOLUTION 22-1003-309

#### **AUTHORIZING APPLICATION FOR FUNDING THROUGH GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE AND AUTHORIZING ACCEPTANCE OF THE AWARD**

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in an effort to prevent alcoholism and drug abuse in communities throughout New Jersey; and

**WHEREAS**, The Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

**WHEREAS**, the Borough Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Somerset.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Somerville, County of Somerset, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Somerville Municipal Alliance grant for fiscal year 2022-2023 in the amount of:

DEDR	\$ 6,795.26
Cash Match	\$ 1,698.25
In-Kind	\$ 5,094.75
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. The Borough Council accepts subsequent award of this grant.

### RESOLUTION 22-1003-310

#### **APPROVING CHAPTER 159 FOR THE BUREAU OF JUSTICE ASSISTANCE-2022 BULLETPROOF VEST PARTNERSHIP**

**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 \$2,625.50 from The Bureau of Justice(BJA)- 2022 BULLETPROOF VEST PARTNERSHIP(BVP)Grant and wishes to amend its 2022 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 2022 in the sum of..... \$2,625.50

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)- 2022 BULLETPROOF VEST  
PARTNERSHIP(BVP)Grant.....\$2,625.50

**BE IT FURTHER RESOLVED** that a like sum of.....\$2,625.50be 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)- 2022 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 22-1003-311**

**AMENDING RESOLUTION 21-0517-157 AUTHORIZING THE RELEASE OF A  
PERFORMANCE BOND- APPLICATION #2016-025P LOCATED AT  
BLOCK 123 LOT 4 KNOWN AS 110 SOUTH BRIDGE STREET**

**WHEREAS**, Soma/Sterling posted a performance guarantee for work being performed at Block 123 Lot 4; and

**WHEREAS**, the work has been inspected and approved by Cole & Associates, LLC and all payments have been made; and

**WHEREAS**, the return of the cash performance guarantee is recommended.

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby approve the release of a performance bond of \$241,217.40.

**RESOLUTION 22-1003-312**

**AUTHORIZING SPOOKTACULAR EVENT TO BE HELD ON  
FRIDAY, OCTOBER 28, 2022 AND WAIVING PARKING FEES IN LOTS 1, 2 & 4  
FROM 3:00 P.M. TO 7:00 P.M.**

**WHEREAS**, the Borough of Somerville Recreation Department and DSA is holding a "Spooktacular" event to be held on October 28, 2022; and

**WHEREAS**, the Borough of Somerville shall waive parking fees in Parking Lots 1, 2 & 4 from 3:00 p.m. to 7:00 p.m.



**NOW THEREFORE BE IT RESOLVED**, that the Borough Council of the Borough of Somerville hereby authorize “Spooktacular” event to be held on Friday, October 28, 2022 and approve the waiving of parking fees in Lots 1, 2 & 4 from 3:00 p.m. to 7:00 p.m.

#

# MINUTES

## OPEN PUBLIC MEETING LAW STATEMENT

Kevin Sluka read the Open Public Meeting Law Statement.

## ROLL CALL

Present: Mayor Sullivan, Councilmembers Brady, Stravic, Wied, Pitts, Vroom, Mitchell.

Also present: Kevin Sluka, Municipal Clerk, Jeremy Solomon, Borough Attorney.

## SALUTE TO THE FLAG

Mayor Sullivan led the Pledge of Allegiance.

## APPROVAL OF MINUTES – September 19, 2022

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

## DEPARTMENTAL REPORTS & NOTICES

The mayor said there were no reports or notices.

## COMMITTEE REPORTS

T. Mitchell - Weekend Journey Through the Past will be held on Oct. 8 and Oct. 9. On Sunday, Oct. 9 at 1 pm, there will be a ceremony to plant the historic Salem Oak seedling. The Diversity Festival is on Oct. 16, the Ghost Walk on Oct. 23, Stories, Myths & Legends on Oct. 29 and the Native American Heritage Celebration on Nov. 15. On Oct. 13, we will be breaking ground on the Emergency Services Facility. Habitat for Humanity is building an affordable house on Grove Street for a low-income veteran. There will be a meeting about the potential sewer system sale on Wednesday Oct. 5 at the library.

To clarify comments from last week, our PILOT agreements with developers are not sweetheart deals. We have a pay-to-play ordinance to ensure that. The Redevelopment Committee, working with our consultants, determines the parameters to maximize revenue to the Borough. This revenue is being used to fund the construction of our much-needed Emergency Services Building and to stabilize taxes.

R. Vroom - Thank you to the first responders who responded to the fire last week. October is fire prevention month. New guidelines recommend smoke detectors in every room and sleeping with the bedroom door closed. Check your smoke detectors every 6 months. Please also check fire extinguishers. They have a shelf life of 10 years. Reach out to the fire marshal or bring expired fire extinguishers to a firehouse to be used for training. From the inception of a fire, you have about 3 minutes to vacate the premises. Make sure little ones know how to get out.

G. Brady - A website has been set up with information about the sewer sale referendum. There was a public meeting on Thursday at the American Legion to present facts about the referendum. The sewer system is underground, and we don't know what's going to fail next. NJ American Water has the resources to evaluate and maintain the system.

G. Stravic - The Environmental Commission had their annual training last week. The Salem Oak tree planting ceremony at the Wallace House is being coordinated by the Environmental Commission, in coordination with the curator. The Environmental Commission encourages everyone to compost their leaves and garden materials.

F. Wied - The Finance Committee is working with departments to plan for future spending.

R. Pitts - No report tonight.

Mayor Sullivan - The application deadline is at the end of this year for ANCHOR program benefits. This program is open to renters and owners. The pink ribbons at Borough Hall were provided by the Dance for the Cure organization for breast cancer awareness during the month of October. A tentative hearing date is planned on December 6 in Bridgewater for the application to build a warehouse on Route 22. All of us would be affected by trucks driving through Somerville from the Newark area.

**ORDINANCE FOR INTRODUCTION**

2685-22-1003 AMENDING CHAPTER 166-44 SCHEDULE III ENTITLED NO STOPPING OR STANDING TO INLCUDE SECTIONS OF MOUNTAIN AVENUE ON EAST SIDE OF MOUNTAIN AVENUE

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

T. Mitchell - Asked for more details on the ordinance.

K. Sluka - The ordinance was done in collaboration with Immaculata High School and the Police Department.

**ORDINANCE FOR PUBLIC HEARING AND ADOPTION**

2680-22-0906 AMENDING THE SOMERVILLE BOROUGH LAND USE LAW TO INCLUDE CHAPTER 102 SECTION 120(K) APPROVING COTTAGE FOOD OPERATION

**Open Public Hearing**

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			

Pitts			X			
Stravic			X			
Vroom	X		X			
Wied			X			

There were no comments from the public.

**Close Public Hearing**

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

G. Brady - This permit is granted by the state. My concern, since many units in Somerville are rentals, was that landlords should also sign off on this. Our attorney advised that we cannot do more than the state requires. We can't find out who gets these permits or notify the landlords. People who rent their properties should be aware that this is allowed by the state.

There was some discussion about including section 14 in the ordinance.

R. Vroom - It was legal counsel who advised us to strike that. It would be foolish to keep this in the ordinance.

**Open Public Hearing**

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

**Comments**

Geraldine Freeman - Asked about the license and about health concerns.

Mayor Sullivan - It could be for any kind of food preparation for sale. The license is issued by the state Board of Health. Right now, we don't have an ordinance that allows this at all. This ordinance allows people to apply to the state.

Mateo Garcia, 171 Mercer St. - I wouldn't go against the board's attorney. As a renter, I wouldn't want to see renters have additional burdens imposed on them. Rental properties usually have stricter requirements regarding pets, property maintenance and enforcement of fire prevention.

**Close Public Hearing**

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

**Adoption – Amended Ordinance (rescinding section 14)**

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

**MEETING OPEN TO THE PUBLIC**

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

**COMMENTS**

**Comments**

Mary Stack, 47 S. Adamsville Rd - Expressed concern about demolition of the Baker and Taylor building, which is adjacent to her property. Asked if the borough can ask the builder to get an exterminator to prevent any rodent issues.

She also said she lives on a block where trucks over 4 tons are allowed to turn around, this is now an industrial area. The trucks run all day and night and sometimes block her

driveway. Asked if there is a way to divert the traffic. Also expressed concerns about trucks idling for hours.

K Sluka - The demolition permit was just issued, and baiting is required.

Mayor Sullivan – I discussed this with the planner in Bridgewater and she is researching the uses on the Bridgewater side. There has been a change in ownership. I also spoke with the previous mayor about this situation. The police can address the concern about trucks idling. I’m waiting to hear back from the planner about what the approved uses are and if there are any truck restrictions.

George Ogletree, 7 W Spring St - Grew up in the south side and it was the best experience. Fifty years later, my family members can’t afford to live here anymore. The rent in the new apartment buildings is too high. Urged the council members to help the people who want to stay in Somerville.

Howard Bell, Branchburg - People need someone to fight for affordable housing. People are getting pushed out of Somerville by high rent prices. The town should be affordable for seniors.

Geraldine Freeman, Somerville - Criticized the high rent prices and condition of the roads. Main Street looks good, but this is not a place where everyone is happy about where they live. People are angry. White people are buying property on 3rd Street and pushing black people out. We should all be working together.

Brian Gallagher, Somerville - Suggested contacting Mike Coyle about creating an exit going out to FINDERNE.

Mateo Garcia, 171 Mercer St - There is a business owner in downtown Main Street who rents in the Brookside Garden Apartments who has complained that his rent has gone up by \$400 in one year. The high rent prices are a serious issue. What is happening in Somerville is gentrification, as more affluent white people are displacing black and brown people in town. These are the folks that are leaving. Despite numerous complaints, I haven’t seen any formal action being taken to address this issue.

Mayor Sullivan - Thanked everyone who spoke and for their passion for Somerville.

**CLOSE PUBLIC SESSION**

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

**CONSENT RESOLUTIONS**

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			

Stravic			X			
Vroom	X		X			
Wied			X			

**RESOLUTION 22-1003-306: MEMORIALIZING AND APPROVING THE EXECUTION OF CONTRACT FOR E-TICKET RENEWAL AGREEMENT AMENDMENT BETWEEN SOMERVILLE POLICE DEPARTMENT AND GTBM, INC.**

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

T. Mitchell - Asked for an explanation of an e-ticket.

F. Wied - If you get pulled over, you get a small receipt.

**RESOLUTION 22-1003-308: CONFIRMING THE SALE OF \$4,570,000 GENERAL OBLIGATION BONDS, SERIES 2022 OF THE BOROUGH OF SOMERVILLE, IN THE COUNTY OF SOMERSET, NEW JERSEY TO THE SOMERSET COUNTY IMPROVEMENT AUTHORITY**

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

T. Mitchell - This is for a \$5 million project to complete Station Drive. The developer will pay for a large chunk of the construction cost. This is enabling the project. This is a way to maximize revenue to the borough.

G. Brady - This is an appropriate use of PILOT funds to improve an area with better traffic flow for safety.

**BILLS & VOUCHERS**

Account	PO #	Vendor Name	Amount
1-01-20-130-000-503	21-00714	PKF O'CONNER DAVIES, LLP	545.92
1-01-25-240-000-720	21-01585	ISLAND TECH SERVICES LLC	29,267.94
1-05-55-502-000-503	21-00714	PKF O'CONNER DAVIES, LLP	12,725.00
1-09-55-502-000-503	21-00714	PKF O'CONNER DAVIES, LLP	2,305.00
2-01-20-100-000-502	22-00001	COURIER NEWS	323.31

2-01-20-100-000-529	22-00002	BENZINO, LLC	300.00
2-01-20-100-000-533	22-01173	RAINONE COUGHLIN MINCHELLO LLC	419.45
2-01-20-100-000-613	22-01172	NJ LEAGUE OF MUNICIPALITIES	30.00
2-01-20-100-000-614	22-01174	KEVIN SLUKA	48.22
2-01-20-100-000-635	22-01171	BRT TECHNOLOGES, LLC	1,400.08
2-01-20-100-000-659	22-00017	DRIVER ASSOCIATES LLC	13,000.00
2-01-20-130-000-694	22-01196	PAIGE ELSTER	147.13
2-01-20-140-000-533	22-00056	KRS IT CONSULTING LLC	7,360.80
2-01-20-140-000-534	22-00064	VITAL COMMUNICATIONS INC	100.00
2-01-20-150-000-623	22-01171	BRT TECHNOLOGES, LLC	413.66
2-01-20-155-000-533	22-00143	JEREMY SOLOMON	4,333.00
2-01-21-180-000-640	22-01175	COLE & ASSOCIATES LLC	225.00
2-01-21-180-000-640	22-01176	MCNALLY, YAROS,KACZYNSKI,LIME	859.00
2-01-21-180-000-659	22-01175	COLE & ASSOCIATES LLC	630.00
2-01-22-195-000-628	22-00102	STAPLES CR PLAN	68.89
2-01-22-195-000-628	22-00102	STAPLES CR PLAN	105.85
2-01-23-220-003-666	22-00131	METLIFE-GROUP BENEFITS	5,239.74
2-01-25-240-000-537	22-01159	ALLEGIS TRANSCRIPTION SERVICES	94.09
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	715.98
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	262.00
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	37.40
2-01-25-240-000-560	22-00091	FULLERTON FORD INC	1,128.99
2-01-25-240-000-614	22-01127	DENNIS MANNING,CHIEF	60.48
2-01-25-240-000-614	22-01127	DENNIS MANNING,CHIEF	50.00
2-01-25-240-000-614	22-01127	DENNIS MANNING,CHIEF	69.19
2-01-25-240-000-628	22-00918	AMAZON CAPITAL SERVICES, INC	32.91
2-01-25-240-000-628	22-00918	AMAZON CAPITAL SERVICES, INC	-32.91
2-01-25-240-000-628	22-01000	AMAZON CAPITAL SERVICES, INC	32.94
2-01-25-240-000-628	22-01000	AMAZON CAPITAL SERVICES, INC	-32.94
2-01-25-240-000-628	22-01085	AMAZON CAPITAL SERVICES, INC	213.31
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	100.97
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	54.98
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	141.92
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	54.98
2-01-25-240-000-713	22-01179	OFFICER SEAN MEYER	67.16
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	4,606.85
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	4,572.13
2-01-25-252-001-533	22-00255	JASON KRASKA	1,458.33
2-01-25-265-000-557	22-00957	MOOSE SAFETY SUPPLY,INC	5,222.95
2-01-25-265-000-614	22-01195	ROBERT LYNN	16.85
2-01-25-265-000-628	22-00267	STAPLES CR PLAN	19.33
2-01-25-265-000-628	22-00267	STAPLES CR PLAN	45.08
2-01-25-265-000-628	22-00267	STAPLES CR PLAN	180.76
2-01-25-265-000-661	22-00112	LINCOLN HOSE CO # 4	1,300.00
2-01-25-275-000-637	22-00360	BOB SMITH & ASSOC.	1,666.66
2-01-26-290-000-560	22-00070	VERIZON CONNECT NWF, INC	145.71
2-01-26-290-000-560	22-00823	TRIOUS, INC	49.36
2-01-26-290-000-560	22-00823	TRIOUS, INC	820.16
2-01-26-290-000-560	22-01030	METRO HYDRAULIC JACK CO. OF NJ	53.21
2-01-26-290-000-560	22-01114	STATE INDUSTRIAL PRODUCTS	273.13
2-01-26-290-000-645	22-00744	SOMERSET CTY RD & BRIDGE DIV	3,689.52
2-01-26-290-000-673	22-00395	SIGNS AND SAFETY DEVICES L.L.C	547.00
2-01-26-290-000-673	22-00395	SIGNS AND SAFETY DEVICES L.L.C	166.50
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	98.04
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	284.72
2-01-26-290-000-699	22-00029	KENS TREE SERVICE	3,200.00
2-01-26-290-000-699	22-00029	KENS TREE SERVICE	400.00
2-01-26-290-000-723	22-00363	FUSCO'S RENTAL WORLD	3,200.00
2-01-26-290-000-723	22-01013	CHERRY VALLEY TRACTOR SALES	3,511.61



2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	1,375.16
2-01-26-305-001-543	22-00042	SOMERSET COUNTY RECYCLING PROG	38,579.35
2-01-26-310-000-516	22-00895	MICHAEL MUELLER PLUMBING	1,200.00
2-01-26-310-000-516	22-01193	MICHAEL MUELLER PLUMBING	195.00
2-01-26-310-000-517	22-00076	W.B. MASON CO., INC	256.49
2-01-27-330-000-533	22-01142	SOMERSET COUNTY HEALTH DEPT	10,099.79
2-01-27-340-000-510	22-00077	ST HUBERTS	5,140.00
2-01-28-370-000-613	22-01134	NJRPA	65.00
2-01-28-370-000-614	22-01113	FASTSIGNS	1,026.22
2-01-28-370-000-699	22-01181	PERSONALIZED PARAPHERNALIA	432.00
2-01-28-375-000-560	22-00581	L M I	425.90
2-01-28-375-000-646	22-00643	YORK FENCE CO INC	6,985.00
2-01-31-430-000-580	22-00327	SOMERSET SOLAR 1 LLC	86.09
2-01-31-440-000-705	22-00054	VERIZON	32.23
2-01-31-440-000-705	22-00058	VERIZON	52.88
2-01-31-440-000-705	22-00067	VERIZON	35.42
2-01-31-440-000-705	22-00074	VERIZON WIRELESS	120.04
2-01-31-440-000-705	22-00659	SOMERVILLE BOARD OF ED	1,075.00
2-01-31-445-000-717	22-00011	AMERICAN WATER	5,407.22
2-01-31-460-000-579	22-01126	DAREN MANFREADY	51.25
2-05-55-502-000-533	22-00084	BOROUGH OF MANVILLE	964.08
2-05-55-502-000-556	22-00468	DECOTIIS,FITZPATRICK,COLE & WI	279.43
2-05-55-502-000-556	22-00468	DECOTIIS,FITZPATRICK,COLE & WI	2,843.20
2-09-55-502-000-533	22-01105	SALVATORE SCALORA LANDSCAPING	800.00
2-09-55-502-000-556	22-00576	DECOTIIS,FITZPATRICK,COLE & WI	259.00
2-09-55-502-000-557	22-00127	STAPLES CR PLAN	14.07
2-09-55-502-000-614	22-01157	DECOTIIS,FITZPATRICK,COLE & WI	259.00
2-09-55-502-000-706	22-00059	VERIZON	139.99
C-04-00-002-441-625	20-00356	COLLIERS ENGINEERING & DESIGN	212.50
C-04-00-002-638-999	22-00984	YOUR WAY CONSTRUCTION INC	101,547.53
G-02-40-001-000-591	22-01018	HOLT/MORGAN/RUSSELL ARCHITECTS	7,600.00
G-02-40-001-000-628	20-00862	GEOSYNTEC CONSULTANTS	2,671.42
T-12-00-000-000-680	22-01186	SOMERSET COUNTY PARK COMM	150.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	6,570.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	4,230.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	4,000.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	2,070.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	1,530.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	800.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	720.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	400.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	225.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	540.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	360.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	225.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	180.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	405.00
T-13-00-000-000-211	22-01158	COLE & ASSOCIATES LLC	270.00
T-13-00-000-000-211	22-01176	MCNALLY, YAROS,KACZYNSKI,LIME	409.50
T-13-00-000-000-211	22-01176	MCNALLY, YAROS,KACZYNSKI,LIME	409.50
T-13-00-000-000-211	22-01176	MCNALLY, YAROS,KACZYNSKI,LIME	157.50
T-13-00-000-000-211	22-01176	MCNALLY, YAROS,KACZYNSKI,LIME	94.50
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	3,080.00
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	2,800.00
T-13-00-000-000-235	22-00870	AMPERE ELECTRICAL CONTRACTORS	10,867.00
T-13-00-000-000-301	22-00957	MOOSE SAFETY SUPPLY,INC	37,000.00

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

**ADJOURNMENT**

Councilmember Mitchell made a motion to adjourn, seconded by Councilmember Wied, all voted favorably.

Respectfully Submitted,

Kevin Sluka, RMC