

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

**Monday, October 17, 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. October 3, 2022
- 4. RESOLUTION 22-1017-313 TO ENTER INTO EXECUTIVE SESSION**

**EXECUTIVE SESSION AGENDA**

- a. Redevelopment
- b. Personnel
- c. PBA Negotiations
- d. Parking Deck

**COUNCIL MEETING AGENDA**

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
  - a. October 3, 2022
- 5. DEPARTMENTAL REPORTS & NOTICES**
  - a. St. Hubert's Monthly Report September
  - b. Somerville Board of Health Report September
- 6. PROCLAMATION**
  - a. November Native American Heritage Month
- 7. COMMITTEE REPORTS**
- 8. PRESENTATION**
  - a. Housing Affordability – Elizabeth McManus
- 9. ORDINANCES FOR INTRODUCTION**

2686-22-1017

AMENDING ORDINANCE #2588-19-1007 THE  
RULES AND REGULATIONS SECTION OF  
ORDINANCE 2575-19-0603, ORDINANCE 933,  
ORDINANCE 232 ORDINANCE 2431-14-0218  
REGULATING THE TOWING OF MOTOR

VEHICLES AND ESTABLISHING PENALTIES FOR VIOLATION THEREOF RAISING THE FEES FOR STORAGE AND TOWING OF VEHICLES

- 2687-22-1017 AMENDING CHAPTER 166 SECTION 51 SCHEDULE X: ENTITLED YIELD INTERSECTIONS TO DELETE N. MIDDAUGH ON THE INTERSECTION OF PROSPECT STREET & N. MIDDAUGH AND TO AMEND CHAPTER 166 SECTION 50 SCHEDULE IX ENTITLED STOP INTERSECTIONS TO INCLUDE N. MIDDAUGH ON THE INTERSECTION OF PROSPECT STREET AND NORTH MIDDAUGH
- 2688-22-1017 AMENDING CHAPTER 166 SECTION 46.1 ENTITLED SCHEDULE VA: PERMIT PARKING TO INCLUDE SECOND STREET AND THIRD STREET FROM S. BRIDGE STREET TO HAMILTON STREET
- 2689-22-1017 CREATING CHAPTER 164 IN THE BOROUGH CODE ENTITLED VACANT AND ABANDONED PROPERTIES
- 2690-22-1017 AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY, SECTION 70 C. ENTITLED WAIVERS FROM LOCAL PERMIT AND REGISTRATION FEES TO INCLUDE THE DOWNTOWN SOMERVILLE ALLIANCE, INC.

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

- 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

**11. RESOLUTION FOR ROLL CALL VOTE**

- 22-1017-314 APPROVING PLAYGROUND DEVELOPMENT FOR PROPERTY KNOWN AS 134 FAIRVIEW AVENUE ON BLOCK 50 LOTS 13 & 14 AS PART OF THE 40 HAYNES REDEVELOPMENT, LLC PLANNING BOARD APPLICATION #2017-007P

**12. 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)

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

**(RESOLUTIONS 22-1017-315 THRU 22-1017-327)**

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

- 22-1017-315 AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT WITH SOMERSET COUNTY COMMUNITY

DEVELOPMENT BLOCK GRANT FOR 2022 ADA SIDEWALK IMPROVEMENTS PROJECT #22-U1821-18

- 22-1017-316 AWARDING A CONTRACT WITH CAPITAL PAVING AND CONTRACTING FOR 2021 CDBG CURB RAMPS FOR THE BOROUGH OF SOMERVILLE, SOMERSET COUNTY, NEW JERSEY IN THE TOTAL AMOUNT OF \$107,294.00
- 22-1017-317 ACCEPTING A GRANT AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AGREEMENT FROM PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND IN THE AMOUNT OF \$218,907.00
- 22-1017-318 APPROVING THE HIRING OF MABEL RODRIGUEZ AS FULL TIME RECEPTIONIST/ADMINISTRATIVE ASSISTANT EFFECTIVE NOVEMBER 7, 2022
- 22-1017-319 EXTENDING THE CONDITIONAL DESIGNATION OF DGM PROPERTIES, LLC AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT
- 22-1017-320 EXTENDING THE CONDITIONAL DESIGNATION OF OAK SOMERVILLE, LLC AS REDEVELOPER FOR PROPERTY KNOWN AS 2-10 EAST MAIN STREET BLOCK 62, LOT 1 IN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A COMMERCIAL PROJECT
- 22-1017-321 APPROVING THE HIRING OF CLAUDIA BAYAIT AS FULL TIME DEPUTY REGISTRAR EFFECTIVE NOVEMBER 7, 2022
- 22-1017-322 AUTHORIZING MAYOR TO SIGN AN AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER, BOROUGH OF MANVILLE, AND BOROUGH OF SOMERVILLE CONCERNING WORKER'S COMPENSATION INSURANCE COVERAGE FOR EMERGENCY MEDICAL SERVICE PERSONNEL
- 22-1017-323 EXTENDING THE CONDITIONAL DESIGNATION OF SOMERVILLE MULTI FAMILY, LLC AS REDEVELOPER FOR PROPERTY KNOWN 23, 25, 27 AND 37 SOUTH BRIDGE STREET TAX BLOCK 62, LOTS 2, 3, 4 and 5 IN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT
- 22-1017-324 APPROVING THE 30TH ANNUAL ST. PATRICK'S DAY PARADE FOR SUNDAY, MARCH 12, 2023 STARTING PARADE AT 1:30 P.M. AND APPROVES REQUEST FOR ROAD CLOSURE OF MAIN STREET BEGINNING AT GROVE STREET AND ENDING AT BOROUGH HALL
- 22-1017-325 APPROVING NASYR PETTIES-JACKSON TO BE HIRED AS A SEASONAL LABORER AT AN HOURLY RATE OF \$17.00 PER HOUR FOR THE PUBLIC WORKS DEPARTMENT (EFFECTIVE NOVEMBER 1, 2022 TO JANUARY 31, 2023)
- 22-1017-326 AUTHORIZING THE 7th ANNUAL SOMERVILLE 5K TURKEY TROT ON THANKSGIVING DAY, NOVEMBER 24, 2022

**14. BILLS AND VOUCHERS**

**15. ADJOURNMENT**

KEVIN SLUKA, MUNICIPAL CLERK

Ordinances scheduled for Introduction

**ORDINANCE #2686-22-1017**

**AMENDING ORDINANCE #2588-19-1007 THE RULES AND REGULATIONS SECTION OF ORDINANCE 2575-19-0603, ORDINANCE 933, ORDINANCE 232 ORDINANCE 2431-14-0218 REGULATING THE TOWING OF MOTOR VEHICLES AND ESTABLISHING PENALTIES FOR VIOLATION THEREOF RAISING THE FEES FOR STORAGE AND TOWING OF VEHICLES**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Somerville, County of Somerset and the State of New Jersey as follows:

1. The roster rules and regulations of Ordinance 933 "Regulating the Towing of Motor Vehicles and Establishing penalties for Violation thereof" shall be amended to read "(8) The fee for storage of vehicles shall be \$65.00 for inside storage and \$45.00 for outside storage as a daily rate". Trucks (dual wheels) / Single axle \$110.00 daily rate, Tractor/Dump Truck/Tractor and Trailer Combo \$145 daily rate. Buses \$170 daily rate. In addition it shall be amended to read "The towing fee limit on normal automobile tow shall be \$145.00 for all tows. Medium and heavy trucks (10,000 lbs. – 16,000 lbs.) shall be \$185.00. All tows must be to the vendor's storage yard, any request to further than the mileage to the storage yard may be charged at a rate up to \$6.00 per mile.
2. If any or provision of this Ordinance shall be held invalid in any Court, the same shall not affect the other section or provisions of this Ordinance, except as far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.
3. The borough may at his sole discretion arrange for storage of the vehicles if storage spaces are not available and such storage fees above shall apply on daily rate. Day of storage shall be the date in which the vehicle arrives at the storage facility and day 2 shall be the time in which the facility opens on the following day after the vehicle arrives at the storage facility
4. All Ordinances or part of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
5. This Ordinance shall take effect January 1, 2023, after final passage and publication in the manner provided by law.

**ORDINANCE #2687-22-1017**

**AMENDING CHAPTER 166 SECTION 51 SCHEDULE X: ENTITLED YIELD INTERSECTIONS TO DELETE N. MIDDAUGH ON THE INTERSECTION OF PROSPECT STREET & N. MIDDAUGH AND TO AMEND CHAPTER 166 SECTION 50 SCHEDULE IX ENTITLED STOP INTERSECTIONS TO INCLUDE N. MIDDAUGH ON THE INTERSECTION OF PROSPECT STREET AND NORTH MIDDAUGH**

**§ 166-51 Schedule X: Yield Intersections.**

In accordance with the provisions of § 166-15, the following described intersections are hereby designated as yield intersections, and yield signs shall be installed as follows:

Yield Sign On	Intersection
Bell Avenue (westbound)	Cornell Boulevard and Bell Avenue (westbound)

Yield Sign On	Intersection
Catalina Drive	South Cadillac Drive and Catalina Drive
Eastern States Parkway	Halsey Street and Eastern States Parkway
Fleetwood Drive	Everit Drive and Fleetwood Drive
Fleetwood Drive	Riviera Drive and Fleetwood Drive
Imperial Drive	Fleetwood Drive and Imperial Drive
Imperial Drive	Seville Drive and Imperial Drive
Kirby Avenue	Haynes Street and Kirby Avenue
Lisa Terrace	Reimer Street and Lisa Terrace
Michael Lane	South Cadillac Drive and Michael Lane
<del>North Middaugh Street</del>	<del>Prospect Street and North Middaugh Street</del>
Robin Road	Nagle Drive and Robin Road
Sycamore Street	South Cadillac Drive and Sycamore Street

**§ 166-50 Schedule IX: Stop Intersections.**

In accordance with the provisions of § 166-14, the following described intersections are hereby designated as stop intersections:

Stop Sign	On Intersection
Bartine Street	Culver Street and Bartine Street
Bell Avenue	North Middaugh Street and Bell Avenue
Cammann Place	North Middaugh Street and Cammann Place
Catherine Street	Culver Street and Catherine Street
Center Street	Fifth Street and Center Street
Center Street	Fourth Street and Center Street
Center Street	Second Street and Center Street
Center Street	Third Street and Center Street
Central Avenue	Loeser Avenue and Central Avenue
Culver Street	East Cliff Street and Culver Street
DeMond Place	Sycamore Street and DeMond Place
East Cliff Street	Eastern Avenue and East Cliff Street
Eastern Avenue	East High Street and Eastern Avenue
Fairview Avenue	Haynes Street and Fairview Avenue

Stop Sign	On Intersection
Fairview Avenue	South Gaston Avenue and Fairview Avenue
Grant Avenue	Vanderveer Avenue and Grant Avenue
Hunterdon Street	Davenport Street and Hunterdon Street
Ivanhoe Avenue	North Bridge Street and Ivanhoe Avenue
Kirby Avenue	South Adamsville Road and Kirby Avenue
Lincoln Avenue	Cleveland Street and Lincoln Avenue
Lori Drive	Reimer Street and Lori Drive
Meadow Street	Veterans Memorial Drive East and Meadow Street
Middaugh Street	Altamont Place and Middaugh Street
North Doughty Avenue	West Summit Street and North Doughty Avenue
North Middaugh Street	West Summit Street and North Middaugh Street
<u>North Middaugh Street</u>	<u>Prospect Street and North Middaugh</u>
Prospect Drive	Prospect Street and Prospect Drive
Reimer Street	Eastern Avenue and Reimer Street
Roosevelt Place	Schoolhouse Lane and Roosevelt Place
South Gaston Avenue	Central Avenue and South Gaston Avenue
South Middaugh Street	Washington Place and South Middaugh Street
South Street	Division Street and South Street
Steele Avenue	Vanderveer Avenue and Steele Avenue
Third Street	Third Street and Center Street
Vanderveer Avenue	East High Street and Vanderveer Avenue
Vanderveer Avenue	Reimer Street and Vanderveer Avenue
West Summit Street	North Middaugh Street and West Summit Street

This Ordinance shall take effect as provided by law.

**ORDINANCE #2688-22-1017**

**AMENDING CHAPTER 166 SECTION 46.1 ENTITLED SCHEDULE VA: PERMIT PARKING TO INCLUDE SECOND STREET AND THIRD STREET FROM S. BRIDGE STREET TO HAMILTON 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:

Name of Street	Side	Location
Adams Street	Both	From Post Street to Eastern States Parkway
Davenport Street	West	From West Cliff Street to West High Street (except for the most northerly parking stall which shall be specifically reserved for the clergy of the St. Thomas A.M.E. Zion Church)
East Cliff Street [ <b>Added 11-16-2020 by Ord. No. 2624</b> ]	Both	Between Grove Street and North Bridge Street
Fairmont Avenue	Both	Entire length
Grant Avenue	Both	Entire length
Lee Way	Both	Entire length
Lisa Terrace	Both	From Lee Way to Reimer Street
Madison Street	Both	From Post Street to Eastern States Parkway
Mechanic Street	West	Entire length
Monroe Street	Both	From Post Street to Eastern States Parkway
Putnam Street	Both	From Post Street to Eastern States Parkway
Rehill Avenue	West	From East Main Street to Lee Way
Rehill Avenue	Both	From Lee Way to Union Avenue (Route 28)
Reimer Street	Both	From Lisa Terrace to Steele Avenue
Second Street	Both	South Bridge Street to Hamilton Street
South Street	South	From a point 87 feet west of the westerly curblineline of South Bridge Street to a point 23 feet westerly thereof
Third Street	South	South Bridge Street to Hamilton Street
Steele Avenue [ <b>Repealed 10-15-2018 by Ord. No. 2560</b> ]		
Van Buren Street	Both	From Post Street to Eastern States Parkway

C. A street or portion of any street which is regulated by decal restrictions shall not be affected by the restrictions of §§ **166-42, 166-43, 166-45** and **166-65**. Any restrictions under those

sections on any streets that are now restricted by decal parking regulations are hereby repealed.

## ORDINANCE #2689-22-1017

### CREATING CHAPTER 164 IN THE BOROUGH CODE ENTITLED VACANT AND ABANDONED PROPERTIES

**WHEREAS**, the Borough of Somerville shall maintain a registration of vacant and abandoned residential properties: and

**WHEREAS**, the registration of abandoned and vacant residential properties will provide the Borough of Somerville with needed information concerning the ownership, condition and contact information for said vacant and abandoned properties; and

**WHEREAS**, the Borough of Somerville creates Chapter 111 of the Borough Code entitled Vacant and Abandoned Properties

#### Article I

#### Vacant and Abandoned Property Registration

##### § 111-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

##### **ABANDONED PROPERTY**

As defined in accordance with the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., shall mean the following:

- A. Except as provided in Section 6 of P.L. 2003, c. 210 (N.J.S.A. 55:19-83), any property that has not been legally occupied for a period of six months and which meets any one of the following additional criteria may be deemed to be abandoned property upon a determination by the public officer that:
- (1) The property is in need of rehabilitation in the reasonable judgment of the public officer, and no rehabilitation has taken place during that six-month period;
  - (2) Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months as of the date of a determination by the public officer pursuant to this section;
  - (3) At least one installment of property tax remains unpaid and delinquent on that property in accordance with Chapter 4 of Title 54 of the Revised Statutes (see N.J.S.A. 54:4-1 et seq.) as of the date of a determination by the public officer pursuant to this section; or
  - (4) The property has been determined to be a nuisance by the public officer.
- B. A property which contains both residential and nonresidential space may be considered abandoned pursuant to P.L. 2003, c. 210 (N.J.S.A. 55:19-78 et seq.) so long as 2/3 or more of the total net square footage of the building was previously legally occupied as residential space and none of the residential space has been legally occupied for at least six months at the time of the determination of abandonment by the public officer and the property meets the criteria of either Subsection **A(1)** or Subsection **A(4)** of this definition.

##### **EVIDENCE OF VACANCY**

- A. Any condition that on its own or combined with other conditions present would lead a reasonable person to believe that the property is or has been vacant for three or more months. Such evidence would include, but is not limited to, evidence of the existence of two or more of the following conditions at a property: overgrown or dead vegetation; accumulation of newspapers, circulars, flyers or mail; past-due utility notices or disconnected utilities; accumulation of trash, junk or debris; the absence of window coverings such as curtains, blinds or shutters; the absence of furnishings or personal items consistent with residential habitation; statements by neighbors, delivery agents, or government employees that the property is vacant or abandoned; infestation by insects, vermin, rats or other pests; windows or entrances that are boarded up or closed off; multiple



window panes that are damaged, broken or unrepaired; doors that are smashed, broken, unhinged or continuously unlocked; or any uncorrected violation of a municipal building, housing or similar code during the preceding year.

- B. Property determined to be "abandoned property" in accordance with the meaning of such term in the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-78 et seq., shall also be deemed to be vacant property for the purposes of this chapter.

#### **OWNER**

Shall include the title holder, any agent of the title holder having authority to act with respect to a vacant property, any foreclosing entity subject to the provisions of N.J.S.A. 46:10B-51 (P.L. 2008, c. 127, § 17), or any other entity determined by the Borough of Somerville to act with respect to the property.

#### **VACANT PROPERTY**

Any building used or to be used as a residence which is not legally occupied or at which substantially all lawful construction operations or residential occupancy has ceased for a period of at least three months, and any commercial property that has not been legally occupied or at which substantially all lawful construction operations have ceased for a period of at least three months, and which exhibits evidence of vacancy such that a reasonable person would believe that the property is vacant. Any property that contains all building systems in working order, is being maintained on a regular basis, has not been cited by the Borough for any violation of municipal ordinance within such time and is being actively marketed by its owner for sale or rental shall not be deemed vacant.

#### **§ 111-2 General requirements.**

- A. The owner of any vacant property as defined herein shall, within 30 days after the building becomes vacant property or within 30 days after assuming ownership of the vacant property, whichever is later, file a registration statement for each such vacant property with the Borough of Somerville on forms provided by the Borough of Somerville for such purposes. The registration shall remain valid until the end of the calendar year. The owner shall be required to renew the registration annually, no later than January 1, as long as the building remains vacant property and shall pay a registration or renewal fee in the amount prescribed in § **111-4** of this chapter for each vacant property registered. The property owner may request in writing that the current year's renewal fee be prorated and/or a prorated refund issued for the year in which the property becomes legally occupied in compliance with all applicable ordinances and state statutes.
- B. Any owner of any building that meets the definition of "vacant property", shall file a registration statement for that property on or before January 1, 2023. The registration statement shall include the information required under § **111-3** of this chapter, as well as any additional information that the public officer may reasonably require.
- C. The owner shall notify the Borough of Somerville within 30 days of any change in the registration information by filing an amended registration statement on a form provided by the Borough of Somerville for such purpose.
- D. The registration statement shall be deemed prima facie proof of the statement therein contained in any administrative enforcement proceeding or court proceeding instituted by the Borough of Somerville against the owner or owners of the building.

#### **§ 111-3 Registration statement requirements; property inspection.**

- A. After filing a registration statement or a renewal of a registration statement, the owner of any vacant property shall provide access to the Borough of Somerville if requested, following reasonable notice, during the period covered by the initial registration or any subsequent renewal. If an inspection is required of the interior of the property due to complaints or other cause, the fee for such inspection shall be the same as that for a certificate of occupancy inspection as provided in the applicable provisions of the Code of the Borough of Somerville.
- B. The registration statement shall include the name, street address, and telephone number of a natural person 21 years of age or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding, on behalf of such owner or owners in

connection with the enforcement of any applicable code. The designated agent must have a contact number that will be available 24 hours per day on an emergency basis. The statement shall also include the name of the person responsible for maintaining and securing the property, if different from the designated agent.

- C. An owner who is a natural person and who meets the requirements of this section as to availability of a contact number on a twenty-four-hour emergency basis may designate himself or herself as agent.
- D. By designating an authorized agent under the provisions of this section, the owner consents to receive any and all notices of code violations concerning the registered vacant property and all process in any court proceeding or administrative enforcement proceeding brought to enforce code provisions concerning the registered building by service of the notice or process on the authorized agent. Any owner who has designated an authorized agent under the provisions of this section shall be deemed to consent to the continuation of the agent's designation for the purpose of this section until the owner notifies the Borough of Somerville of a change of the authorized agent or until the owner files a new annual registration statement. The designation of an authorized agent in no way releases the owner from any requirement of this section.

**§ 111-4 Fee schedule.**

**[Amended 5-25-2017 by Ord. No. 2017-06]**

The initial registration fee for each building shall be \$250 for the period from the date of registration through December 31 of the initial registration year and shall not be refundable in the event that the property should subsequently become legally occupied during the initial registration year. The fee for the first renewal is \$500. The fee for any subsequent renewal is \$1,000. After five years, the registration fee shall be \$5,000. After the initial registration year or any subsequent renewal year, the owner may apply, in writing, for a prorated refund of the current year's registration fee based upon the date of legal occupancy of the registered property in the event that any property shall become legally occupied.

**§ 111-5 Requirements for owners of vacant and abandoned property.**

The owner of any building that has become vacant and abandoned property, and any person maintaining, operating or collecting rent for any such building that has become vacant, shall, immediately:

- A. Post a sign affixed to the inside of the building indicating the name, address and telephone number of the owner, the owner's authorized agent for the purpose of service of process (if designated pursuant to § **111-3** of this chapter), and the person responsible for the day-to-day supervision and management of the building, if such person is different from the owner holding title or authorized agent. The sign shall be of a size and placed in such a location so as to be legible from the nearest public street or sidewalk, whichever is nearer, but shall be no smaller than 15 inches by 17 inches; and
- B. Enclose and secure the building against unauthorized entry as provided in the applicable provisions of the Code of the Borough of Somerville and maintain the sign required in Subsection **A** above until the building is again legally occupied or demolished or until repair or rehabilitation of the building is complete; and
- C. Make provision for the maintenance of the lawn and yard, including regular grass cutting as required by the applicable provisions as per this chapter; and
- D. Make provision for the cessation of the delivery of mail, newspapers and circulars to the property, including having the property listed on the exclusion list maintained by the Borough of Somerville for the delivery of circulars and advertisements to the property; and
- E. Make provision for the winterizing of the property by the cessation of water service to the property and the draining of water lines; other than buildings with a fire sprinkler system; and
- F. Make provision for the cessation of electric or gas utility services to the property, other than buildings with a fire sprinkler system; and
- G. Make provision for the regular maintenance of the exterior of the property.

**§ 111-6 Administration.**

The Borough of Somerville Mayor and Council shall issue rules and regulations for the administration of the provisions of this section.

**§ 111-7 Violations and penalties.**

- A. Any owner who is not in full compliance with this article or who otherwise violates any provision of this article or of the rules and regulations issued hereunder shall be subject to a fine of not less than \$500 and not more than \$1,000 for each offense. Every day that a violation continues shall constitute a separate and distinct offense. Fines assessed under this section shall be recoverable from the owner and shall be a lien on the property.
- B. For purposes of this article, failure to file a registration statement in time, failure to provide correct information on the registration statement, failure to comply with the provisions of § 111-5 of this chapter, or such other matters as may be established by the rules and regulations of the Borough of Somerville shall be deemed to be a violation of this article.

**§ 111-8 Compliance with other provisions.**

Nothing in this article is intended to nor shall be read to conflict with or prevent the Borough of Somerville from taking action against buildings found to be unfit for human habitation or unsafe structures as provided in applicable provisions of the Code of the Borough of Somerville and/or the Uniform Construction Code. Further, any action taken under any such code provision other than the demolition of a structure shall not relieve an owner from its obligations under this article.

**Article II  
Responsibilities of Creditors**

**§ 111-9 Responsibilities of creditors; violations and fines.**

- A. Pursuant to the provisions of N.J.S.A. 40:48-2.12s, the creditor filing the summons and complaint in an action to foreclose shall be responsible for the care, maintenance, security, and upkeep of the exterior of the vacant and abandoned residential property. This obligation applies whether or not the determination that the property is vacant and abandoned is made by the public officer pursuant to N.J.S.A. 2A:50-73.
- B. If the creditor is located out of state, the creditor shall be responsible for appointing an in-state representative or agent to act for the foreclosing creditor.
- C. An out-of-state creditor shall include the full name and contact information of the in-state representative or agent in the notice required to be provided to the Municipal Clerk pursuant to N.J.S.A. 46:10B-51a(1).
- D. An out-of-state creditor found by the Municipal Court, or by any other court of competent jurisdiction, to be in violation of any provision of this article shall be subject to a fine of \$2,500 for each day of the violation, commencing on the day after the ten-day period set forth in N.J.S.A. 46:10B-51a(1) for providing notice to the Municipal Clerk that a summons and complaint in an action to foreclose has been served.
- E. A public officer appointed pursuant to N.J.S.A. 40:48-2.3 et seq., or any enforcement officer described in this chapter, shall be authorized to issue a notice to the creditor filing the summons and complaint in an action to foreclose, if the public officer or enforcement officer determines that the creditor has violated this chapter by failing to provide for the care, maintenance, security, and upkeep of the exterior of the property. The notice shall require the person or entity to correct the violation within 30 days of receipt of the notice, or within 10 days of receipt of the notice if the violation presents an imminent threat to public health and safety. The issuance of this notice shall constitute proof that a property is "vacant and abandoned" for purposes of N.J.S.A. 2A:50-73.
- F. A creditor found by the Municipal Court, or by any other court of competent jurisdiction, to be in violation of the requirement to correct a care, maintenance, security, or upkeep violation cited in a notice issued pursuant to § 111-9A shall be subject to a fine of \$1,500 for each day of the violation commencing 31 days following receipt of the notice, except if the violation presents an imminent risk to public health and safety, in which case any fines shall commence 11 days following receipt of the notice.

**Article III**

## **Municipal Powers to Rehabilitate Abandoned Properties**

### **§ 111-10 Powers granted.**

The Borough of Somerville hereby grants to itself all such powers granted to municipalities by the State of New Jersey for the rehabilitation of abandoned property. Such powers are set forth, inter alia, in the Abandoned Properties Rehabilitation Act (N.J.S.A. 55:19-78 et seq.) and in applicable portions of the New Jersey Urban Development Corporation Act (N.J.S.A. 55:19-1 through 55:19-77). These state statutory powers are collectively referred to herein as the "enabling statutes."

### **§ 111-11 Public officer.**

The public officer, as defined in N.J.S.A. 55:19-80, who is responsible for executing the provisions of this chapter for the rehabilitation of abandoned property, shall be designated by resolution of the .

### **§ 111-12 Abandoned property.**

The public officer shall designate a property as an "abandoned property" if said property meets the criteria set forth in N.J.S.A. 55:19-81 (abandoned property criteria) and/or N.J.S.A. 55:19-82 (nuisance property criteria). The public officer's designation is limited by the provisions of N.J.S.A. 55:19-83.

### **§ 111-13 Abandoned Property List.**

The public officer shall establish an Abandoned Property List pursuant to N.J.S.A. 55:19-55. An interested party (as that term is defined in N.J.S.A. 55:19-105a) may request that the public officer include a property on the Abandoned Property List, pursuant to N.J.S.A. 55:19-105.

### **§ 111-14 Rights of owners of abandoned properties.**

The owner of a property on the Abandoned Property List has such rights designated to said owner by the enabling statutes. Such powers include but are not limited to:

- A. Challenging the inclusion of a property on the Abandoned Property List, pursuant to N.J.S.A. 55:19-55e;
- B. Seeking removal from said list, pursuant to N.J.S.A. 55:19-57 and 55:19-103;
- C. Petitioning for reinstatement of control and possession, pursuant to N.J.S.A. 55:19-92 et seq.

### **§ 111-15 Municipal powers.**

The Borough of Somerville has such powers and rights regarding abandoned properties as set forth in the enabling statutes. Such powers include but are not limited to:

- A. Sale of tax lien, pursuant to N.J.S.A. 55:19-56;
- B. Special tax sales, pursuant to N.J.S.A. 55:19-101;
- C. Foreclosing the right to redemption, pursuant to N.J.S.A. 55:19-58;
- D. Recourse directly against the property owner, pursuant to N.J.S.A. 55:19-100;
- E. Possession and control of property, pursuant to N.J.S.A. 55:19-84 to 55:19-92 et seq.;
- F. Rehabilitation and reuse of property, while in possession and control, pursuant to N.J.S.A. 55:19-90;
- G. Borrowing money and making applications for rehabilitation of property, while in possession and control, pursuant to N.J.S.A. 55:19-91;
- H. Sale of property, pursuant to N.J.S.A. 55:19-96;
- I. Purchase of property, pursuant to N.J.S.A. 55:19-96;
- J. Recover rehabilitation costs by lien on property, pursuant to N.J.S.A. 55:19-98;
- K. Clearance, development, redevelopment or repair of property through power of eminent domain, pursuant to N.J.S.A. 55:19-56 and 55:19-102.

**§ 111-16 Rights of utilities.**

Electric and natural gas utilities are granted such rights to abandoned properties as are set forth in N.J.S.A. 55:19-106.

**§ 111-17 Interpretation.**

All references in this chapter to state statutes include reference to all amendments thereto. References to particular sections of the enabling statutes are for ease of reference but may not be exhaustive and are not meant to be exclusive of other applicable statutory provisions contained in the enabling statutes or elsewhere in the New Jersey statutes.

**ORDINANCE #2690-22-1017**

**AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY, SECTION 70 C. ENTITLED WAIVERS FROM LOCAL PERMIT AND REGISTRATION FEES TO INCLUDE THE DOWNTOWN SOMERVILLE ALLIANCE, INC.**

**WHEREAS**, Downtown Somerville Alliance, Inc., serves as the Downtown Management Corporation appointed by Somerville Borough; and

**WHEREAS**, Downtown Somerville Alliance is the event organizer of several events in Somerville Borough; and

**WHEREAS**, Downtown Somerville Alliance, Inc., when serving as the organizer of the event shall be exempt from local permit and fees; and

**WHEREAS**, Chapter 80 – 7 C shall be amended to add item (8) read as follows:

**§ 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.

C. Waivers. The following users shall be exempt from the local permit and registration fees:

- (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)

Ordinance scheduled for public hearing and adoption

**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 curblineline 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 curblineline 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 curblineline 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.

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

**RESOLUTION 22-1017-314**

**APPROVING PLAYGROUND DEVELOPMENT FOR PROPERTY KNOWN AS 134 FAIRVIEW AVENUE ON BLOCK 50 LOTS 13 & 14 AS PART OF THE 40 HAYNES REDEVELOPMENT, LLC PLANNING BOARD APPLICATION #2017-007P**

**WHEREAS**, Planning Board Resolution approving 40 Haynes Street Redevelopment, LLC Application # 2017-007P, item #13 requires the development of a park on Block 50 Lots 13 & 14; and

**WHEREAS**, Item #13 of said Planning Board Resolution requires the Borough Council to review and approve said park.

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey has reviewed and approved the playground development for property known as 134 Fairview Avenue on Block 30 Lots 13 & 14 as part of the 40 Haynes Street redevelopment, LLC Application # 2017-007P.

**RESOLUTION 22-1017-315**

**AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN AGREEMENT WITH SOMERSET COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2022 ADA SIDEWALK IMPROVEMENTS PROJECT #22-U1821-18**

**BE IT RESOLVED**, that the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby authorizes execution of an agreement with Somerset County Community Development Block Grant for ADA Sidewalk Improvements in the amount of \$100,000.

**RESOLUTION 22-1017-316**

**AWARDING A CONTRACT WITH CAPITAL PAVING AND CONTRACTING FOR 2021 CDBG CURB RAMPS FOR THE BOROUGH OF SOMERVILLE, SOMERSET COUNTY, NEW JERSEY IN THE TOTAL AMOUNT OF \$107,294.00**

**WHEREAS**, the Borough of Somerville legally advertised for 2021 CDBG Curb Ramps for the Borough of Somerville, Somerset County, New Jersey; and

**WHEREAS**, sealed proposals were received, opened and read publicly, on September 28, 2022 Borough of Somerville, Somerset County, New Jersey; and

**WHEREAS**, it was determined that Capital Paving and Contracting, 67 Beaver Avenue, Suite 25, Annandale, New Jersey 08801 is the lowest responsible bidder.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Borough Council of the Borough of Somerville, hereby award the bid for the 2021 CDBG Curb Ramps for the Borough of Somerville, Somerset County, New Jersey, to Capital Paving and Contracting, 67 Beaver Avenue, Suite 25, Annandale, New Jersey 08801 in the amount of \$107,294.00.

#### **RESOLUTION 22-1017-317**

#### **ACCEPTING A GRANT AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AGREEMENT FROM PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND IN THE AMOUNT OF \$218,907.00**

**WHEREAS**, the Borough of Somerville has applied for and has been awarded a grant in the amount of \$218,907.00 from the Preserve New Jersey Historic Preservation Fund.

**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 an authorized representatives thereunder, as the representative for the Borough of Somerville.

#### **RESOLUTION 22-1017-318**

#### **APPROVING THE HIRING OF MABEL RODRIGUEZ AS FULL TIME RECEPTIONIST/ADMINISTRATIVE ASSISTANT EFFECTIVE NOVEMBER 7, 2022**

**WHEREAS**, Mabel Rodriguez accepted the "Offer of Employment" dated October 4, 2022; and

**WHEREAS**, a background check was performed by the Borough of Somerville in accordance with authorization; and

**WHEREAS**, the effective date of hire is November 7, 2022 and annual salary of \$45,000 prorated for the remainder of the year.

**BE IT RESOLVED**, that the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby hire Mabel Rodriguez as full time Receptionist/Administrative Assistant, effective November 7, 2022 at an annual salary of \$45,000 prorated for the remainder of the year.

#### **RESOLUTION 22-1017-319**

#### **EXTENDING THE CONDITIONAL DESIGNATION OF DGM PROPERTIES, LLC AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT**

**WHEREAS**, the Borough of Somerville has been promoting the redevelopment of the Kirby Avenue Redevelopment Area (the "Redevelopment Area") since the adoption of the Kirby Avenue Redevelopment Plan on November 17, 2010, as amended from time to time (the "Redevelopment Plan"); and

**WHEREAS**, 50 James Street, also known as Block 50, Lot 2 is located in the Redevelopment Area, is privately owned and is commonly referred to as the Truck Form Site (the "Property"); and

**WHEREAS**, DGM Properties, LLC is the contract purchaser of the Property which currently contains an industrial building and parking area; and

**WHEREAS**, the Redeveloper is proposing the redevelopment of the Property for a rental residential project consisting of 112 units in two buildings with 56 units each and surface parking containing approximately 225 parking spaces; and

**WHEREAS**, the Redeveloper and its related entities have redeveloped other properties in the Borough for residential use including Station House located on Veterans Memorial Parkway and another on North Doughty Street; and

**WHEREAS**, on February 22, 2022, the Borough Council adopted a resolution conditionally designating DGM Properties, LLC as redeveloper of the Property for a period of 180 days (hereinafter referred to as the "Redeveloper"); and

**WHEREAS**, the Redeveloper and the Borough entered into an escrow agreement, one of the conditions of the original designation; and

**WHEREAS**, the Borough and the Redeveloper have been negotiating the terms and conditions of a Redevelopment Agreement and additional time is required for the parties to complete these tasks and a further extension of the conditional redeveloper designation is necessary.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Somerville that it hereby retroactively extends the conditional designation as redeveloper DGM Properties, LLC, 313 Route 206, Suite #9, Chester, New Jersey 07930 for the redevelopment of Tax Block 50, Lot 2, located in the Kirby Avenue Redevelopment Area, for a rental residential project as described herein, the detail of which is subject to further refinement.

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

1. That the extension of the conditional designation is retroactive to the expiration of the original designation and is limited to a period of one hundred and eighty (180) days from the date of this Resolution 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 costs under the Escrow Agreement required herein. The Borough may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement, which determination is at the sole discretion of the Borough and which extension must be in the form of a duly adopted resolution of the Borough Council.
2. That DGM Properties, LLC and/or an affiliated entity and the Borough shall negotiate and agree upon the terms and conditions of a redevelopment agreement within the period of the conditional designation, as such period may be extended by the Borough in its sole discretion.
3. That DGM Properties, LLC and/or an affiliated entity shall acquire the Property which it does not currently own from the current owner in order for the redevelopment of the Property as provided for in a redevelopment agreement.
4. That the Borough shall amend the Redevelopment Plan as required to permit the redevelopment of the Property as proposed by DGM Properties, LLC.

**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 this project.

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



**RESOLUTION 22-1017-320**

**EXTENDING THE CONDITIONAL DESIGNATION OF OAK SOMERVILLE, LLC  
AS REDEVELOPER FOR PROPERTY KNOWN AS 2-10 EAST MAIN STREET  
BLOCK 62, LOT 1 IN THE EAST CENTRAL BUSINESS DISTRICT  
REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A  
COMMERCIAL PROJECT**

**WHEREAS**, Tax Block 62, Lot 1 (the "Property") is located in the East Central Business District Redevelopment Area (the "Redevelopment Area"); and

**WHEREAS**, the Borough of Somerville (the "Borough") has been promoting the redevelopment of this Property for re-use consistent with the Borough's Master Plan and the Redevelopment Plan for the Redevelopment Area, adopted in January 2008 as amended from time to time (the "Redevelopment Plan"); and

**WHEREAS**, the Property is privately owned; and

**WHEREAS**, Oak Somerville, LLC made a presentation to the Borough Council on October 21, 2019 regarding its concept proposal to develop a commercial project for the Property consisting of a three-story restaurant, and approximately 5,000 sf of public market space; and

**WHEREAS**, the proposal has been reviewed and found consistent with the Redevelopment Plan and the Borough's goals for redeveloping the area

**WHEREAS**, on November 4, 2019, the Borough Council adopted a resolution conditionally designating Oak Somerville, LLC as redeveloper of the Property for a period of 120 days; and

**WHEREAS**, Oak Somerville, LLC and the Borough entered into an escrow agreement, one of the conditions of the original designation; and

**WHEREAS**, the conditional designation as redeveloper was last extended by the Borough on May 3, 2021 for 120 days, which has expired, and additional time is required; and

**WHEREAS**, the Borough and the Redeveloper have been negotiating the terms and conditions of a Redevelopment Agreement and additional time is required for the parties to complete these tasks and a further extension of the conditional redeveloper designation is necessary.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Borough of Somerville that it hereby retroactively extends the conditional designation as redeveloper of Oak Somerville, LLC, 7 Creek Road, Whitehouse Station New Jersey 08889, for Tax Block 62, Lot 1, located in the East Central Business District Redevelopment Area for a commercial project as described herein, the detail of which is subject to further refinement.

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

5. That the conditional designation is retroactive to the expiration of the prior extension and is limited to a period of one hundred and twenty (120) days from the date of this Resolution 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 costs under the Escrow Agreement required herein. The Borough may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement, which determination is at the sole discretion of the Borough and which extension must be in the form of a duly adopted resolution of the Borough Council.
6. That Oak Somerville, LLC or an affiliated urban renewal entity and the

Borough shall negotiate and agree upon the terms and conditions of a redevelopment agreement within the period of the conditional designation, as such period may be extended by the Borough in its sole discretion.

7. That Oak Somerville, LLC continues to agree to pay any and all costs incurred by the Borough from the date of the conditional designation, as extended, to execution of a redevelopment agreement or termination of the redeveloper designation, as set forth herein.

**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 this project.

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

#### **RESOLUTION 22-1017-321**

##### **APPROVING THE HIRING OF CLAUDIA BAYAIT AS FULL TIME DEPUTY REGISTRAR EFFECTIVE NOVEMBER 7, 2022**

**WHEREAS**, Claudia Bayait accepted the “Offer of Employment” dated October 4, 2022; and

**WHEREAS**, a background check was performed by the Borough of Somerville in accordance with authorization; and

**WHEREAS**, the effective date of hire is November 7, 2022 and annual salary of \$45,000 prorated for the remainder of the year.

**BE IT RESOLVED**, that the Borough Council of the Borough of Somerville, County of Somerset, State of New Jersey hereby hire Claudia Bayait as full time Deputy Registrar, effective November 7, 2022 at an annual salary of \$45,000 prorated for the remainder of the year.

#### **RESOLUTION 22-1017-322**

##### **AUTHORIZING MAYOR TO SIGN AN AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER, BOROUGH OF MANVILLE, AND BOROUGH OF SOMERVILLE CONCERNING WORKER’S COMPENSATION INSURANCE COVERAGE FOR EMERGENCY MEDICAL SERVICE PERSONNEL**

**BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Somerville that the Mayor is hereby authorized to sign the agreement concerning worker’s compensation coverage for EMS Agencies.

#### **RESOLUTION 22-1017-323**

##### **EXTENDING THE CONDITIONAL DESIGNATION OF SOMERVILLE MULTI FAMILY, LLC AS REDEVELOPER FOR PROPERTY KNOWN 23, 25, 27 AND 37 SOUTH BRIDGE STREET TAX BLOCK 62, LOTS 2, 3, 4 and 5 IN THE EAST CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT**

**WHEREAS**, Tax Block 62, Lots 2, 3, 4 and 5 (the “Property”) is located in the East Central Business District Redevelopment Area (the “Redevelopment Area”); and

**WHEREAS**, the Borough of Somerville (the “Borough”) has been promoting the redevelopment of this Area for re-use consistent with the Borough’s Master Plan and the Redevelopment Plan for the Redevelopment Area, adopted in January 2008 as amended from time to time (the “Redevelopment Plan”); and

**WHEREAS**, the Properties are privately owned; and

**WHEREAS**, Somerville Multi Family, LLC made a presentation to the Borough Redevelopment Committee on June 25, 2020 regarding its concept proposal to develop a residential project for the Properties consisting of a multi-family building with internal parking (one level below grade) and four levels of residential units; and

**WHEREAS**, the proposal has been reviewed and found consistent with the Redevelopment Plan for redeveloping the area.

**WHEREAS**, on July 6, 2020, the Borough Council adopted a resolution conditionally designating Somerville Multi-Family, LLC as redeveloper of the Property, which designation was last extended on May 3, 2021 and has expired; and

**WHEREAS**, Somerville Multi-Family, LLC (the “Redeveloper”) and the Borough entered into an escrow agreement, one of the conditions of the original designation; and

**WHEREAS**, the Borough and the Redeveloper have been negotiating the terms and conditions of a Redevelopment Agreement and additional time is required for the parties to complete these tasks and a further extension of the conditional redeveloper designation is necessary.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the Borough of Somerville that it hereby retroactively extends the conditional designation as redeveloper of Somerville Multi Family, LLC, 428 Lloyd Road, Aberdeen New Jersey 07747, as redeveloper for the development of 23, 25, 27 and 37 South Bridge Street Tax Block 62, Lots 2, 3, 4 and 5, located in the East Central Business District Redevelopment Area from its expiration for a residential project as described herein.

**BE IT FURTHER RESOLVED**, that said conditional designation is subject to the following conditions:

1. That the conditional designation is retroactively extended from the expiration of the last extension and is limited to a period of one hundred and twenty (120) days from the date of this Resolution 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 costs under the Escrow Agreement required herein. The Borough may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement, which determination is at the sole discretion of the Borough and which extension must be in the form of a duly adopted resolution of the Borough Council.
2. That Somerville Multi Family, LLC or an affiliated urban renewal entity and the Borough shall negotiate and agree upon the terms and conditions of a redevelopment agreement within the period of the conditional designation, as such period may be extended by the Borough in its sole discretion.
3. That Somerville Multi Family, LLC continues to agree to pay any and all costs incurred by the Borough from the date of the conditional designation to execution of a redevelopment agreement or termination of the redeveloper designation, as set forth herein.

**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 this project.

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

#### **RESOLUTION 22-1017-324**

**APPROVING THE 30<sup>TH</sup> ANNUAL ST. PATRICK’S DAY PARADE FOR SUNDAY, MARCH 12, 2023 STARTING PARADE AT 1:30 P.M. AND APPROVES REQUEST FOR ROAD CLOSURE OF MAIN STREET BEGINNING AT GROVE STREET AND ENDING AT BOROUGH HALL**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves the 30<sup>th</sup> Annual St. Patrick's Day Parade for Sunday, March 12, 2023 at 1:30 p.m. contingent on filing an approved Emergency Action Plan & Off- Duty Application and hereby approve the request for road Closure of Main Street beginning at Grove Street and ending at Borough Hall.

**RESOLUTION 22-1017-325**

**APPROVING NASYR PETTIES-JACKSON TO BE HIRED AS A  
SEASONAL LABORER AT AN HOURLY RATE OF \$17.00 PER HOUR FOR THE  
PUBLIC WORKS DEPARTMENT  
(EFFECTIVE NOVEMBER 1, 2022 TO JANUARY 31, 2023)**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey approves Nasyr Petties-Jackson (effective November 1, 2022 to January 31, 2023) as a Seasonal Laborer at a rate of \$17.00 per hour for the Public Works Department.

**RESOLUTION 22-1017-326**

**AUTHORIZING THE 7<sup>th</sup> ANNUAL SOMERVILLE 5K TURKEY TROT ON  
THANKSGIVING DAY, NOVEMBER 24, 2022**

**BE IT RESOLVED**, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey authorizes the 7<sup>th</sup> Annual Somerville 5K Turkey Trot to be held on Thanksgiving Day, November 24, 2022.

**RESOLUTION 22-1017-327**

**AUTHORIZING THE CLERK ADMINISTRATOR TO EXECUTE THE CONTRACT OF  
SALE OF 106 VETERANS' MEMORIAL DRIVE, EAST**

**BE IT RESOLVED** by the Borough Council of the Borough of Somerville hereby authorizes THE Clerk-Administrator to execute the contract of sale of 106 Veteran's Memorial Drive East, at a Bid price of \$80,000.

**MINUTES**

**OPEN PUBLIC MEETING LAW STATEMENT**

Kevin Sluka read the Open Public Meeting Law Statement.

**ROLL CALL**

Present: Councilmembers Brady, Stravic, Pitts, Vroom, Mitchell.

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

Excused absent: Mayor Sullivan and Councilmember Fred Wied.

**SALUTE TO THE FLAG**

Council President Rand Pitts led the Pledge of Allegiance.

**APPROVAL OF MINUTES – October 3, 2022**

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

**DEPARTMENTAL REPORTS & NOTICES**

- St. Hubert’s Monthly Report September
- Somerville Board of Health Report September

**PROCLAMATION**

Council President Pitts read a proclamation designating November as Native American Heritage Month.

WHEREAS, on August 3, 1990, George H. W. Bush, declared the month of November as National American Indian Heritage Month, commonly referred to as Native American Heritage Month; and

WHEREAS, the Bill read in part “the President has authorized and requested to call upon Federal, State and Local Governments, groups and organizations and the people of the United States to observe each month with appropriate programs, ceremonies and activities”; and

WHEREAS, this landmark Bill honoring America’s Tribal people aims at providing a platform to share culture, traditions, crafts, dance and concepts of life; and

WHEREAS, the commemorative month of November enables the opportunity to learn about Native American Heritage and provides an opportunity to educate Federal, State, County and Local officials about the concerns and history of Native American Indians and we should all join them in recognizing the critical role that Native Americans played in the vitality of our country; and

WHEREAS, Harold and Linda Willard, residents of Somerville Borough have become strong advocates for recognizing Native American Indian culture.

NOW THEREFORE BE IT PROCLAIMED, that I, Dennis Sullivan, Mayor of the Borough of Somerville, along with the Borough Council hereby proclaim November as Native American Heritage Month in the Borough of Somerville and urge all residents to recognizing the storied legacy of Naïve American in our nation.

### **Comments**

Harold Willard thanked the Council on behalf of the Native American people of Somerville.

### **COMMITTEE REPORTS**

T. Mitchell - We're having the Native American celebration on Nov. 5 on Division Street. NJ Transit started a study as part of its Bus Modernization Project. Weekend Journey Through the Past was very successful. There was a tremendous turnout at the Wallace House for the Salem Oak planting.

R. Vroom - This past weekend on Saturday we had Inspection Day for the Fire Department. The Rescue Squad and mutual aid partners were part of the event. There was a ceremony, and we recognized our firefighters. October is fire prevention month. It is recommended to have a smoke detector in every bedroom and all common spaces. The best thing to do is have a plan for getting out.

G. Brady - We had a very successful groundbreaking ceremony for the Emergency Services Facility. Construction should begin in about 2-3 weeks.

The sewer referendum is on the ballot for November. Compared to what it would cost us, especially with current interest rates, it's obvious that local ownership of the sewer is not profitable for the borough.

The Planning Board approved an application to cap the landfill and put solar panels on that property. We will get rental income from the solar company. That will meet our obligations to the Department of Environmental Protection.

G. Stravic - Thank you to the Environmental Commission members for nurturing the Salem Oak tree seedling and for the planting event at the Wallace House. Thank you to everyone who was a part of this community event.

We have another tree planting event, sponsored by MetLife, on October 21.

R. Pitts - No report this evening.

### **PRESENTATION**

Topic: Housing Affordability

Presenter: Elizabeth McManus from Kyle McManus Associates

What is Affordable Housing?

- Units restricted by deed restriction to households that are making 80% or less of median income (based on a multi-county region). The maximum income for a 3-person, low-income household is \$61,000.
- The incomes are not that low for affordable housing in NJ.
- To qualify for a low-income housing unit loan residents must show their income can support the unit.
- Most of the affordable housing units in NJ require households to qualify.
- The rent for a 2-bedroom rental unit would range from \$900 to \$1,600. That range includes very low income and moderate-income households.

## Framework in NJ

- Compliance with Mt. Laurel is a choice that every municipality needs to make.
- The biggest upside is immunity from litigation.

## Strategies to Consider:

- Continue Section 8 housing assistance program (rent subsidies)
- Adoption of a mandatory set aside ordinance. This states that where a rezoning occurs for residential development, a set aside of affordable housing be imposed.
- Consider rent control for existing apartment housing to slow the trend of rising rents. This does not create affordable housing units.
- Consider affordable housing set aside anytime you engage in rezoning/redevelopment, if you don't have a mandatory ordinance.
- Convert existing market-rate/vacant units to affordable housing units
- Partner with affordable housing developer (families, seniors, people with special needs)
- Consider additional opportunities for missing middle housing - smaller units
- Work with the county on a housing rehabilitation program
- Adopt affordable housing regulating documents. If you select any option intended to create affordable housing units, I strongly recommend adopting regulating documents to ensure those units are eligible for credit against your obligation. There are a lot of communities in this situation.

## Discussion

G. Brady - What incentive do we have to do this, given that 30% of our properties are tax exempt? We also have homeless shelters and group homes.

E. McManus - Somerville has an affordable housing obligation, like almost every other town in the state. You don't have a lot of developable land, which is a fair concern. But a developer could consider an existing commercial property that is more profitable with inclusionary development, a mix of market rate and affordable units. If Somerville doesn't have a plan in place that meets its affordable housing obligation, then you would be vulnerable for the builder's remedy litigation. The municipality would lose its control over that property.

### Benefits:

- Elimination of builder's remedy litigation and the loss of control resulting from that.
- The ability to dictate your own zoning vision rather than having developers do this for you.
- You're allowed to collect development fees for affordable housing programs.

G. Brady - We have agreements with redevelopers that help sustain the borough. I would not want to jeopardize that for a social program. What do we do about taxing affordable housing units?

E. McManus - They're taxed like any other multi-family project or would have the same type of PILOT arrangement. The value of the project will reflect that 20% of those units are below market.

G. Brady – Do group homes count towards affordable housing?

E. McManus - Most are eligible for affordable housing credits.

G. Brady – Do school systems, in towns with more affordable housing, have a significant increase in enrollment?

E. McManus - Generally, townhouses generate more school-age children compared to 1-2 bedroom apartments. You can limit housing units to just affordable units. That would reduce the number of school children. Municipalities can maximize their ability to use senior housing and special needs to meet their obligation, but there are obligations.

G. Brady – How much work does this entail?

E. McManus - The Mt. Laurel process is expensive and timely. To just adopt a mandatory set aside ordinance, it's not that much work. There is no opportunity to deal with projects that have already received approval. The mandatory set aside ordinance does not impact the master plan.

G. Stravic – What is the percentage of a typical set aside?

E. McManus - The typical affordable set aside is 20%. Some communities will do 15% set aside for rental units and 20% set aside for sale units.

K Sluka - Can a set aside ordinance be negotiated?

E. McManus - Yes, with qualification.

E. McManus provided some historical background on the Mt. Laurel decision, the Fair Housing Act and the Council on Affordable Housing (COAH). She explained that for protection on builder's remedy, municipalities must now engage the court process to identify their affordable housing obligation and how to meet it. Municipalities can take other steps, like adopt a set aside ordinance, that don't require court approval.

K. Sluka – Can a set aside ordinance be only for a specific category?

E. McManus - If you're in court, the reviewing agency could ask you to fix the imbalance. It's possible only a portion of the units get credit.

T. Mitchell – Is there published criteria available? Are there limits on monthly payments?

E. McManus - There are many kinds of requirements that have been published. Within your obligation, there are also additional requirements. To qualify for an affordable housing unit, the household must show that the rent or mortgage will not exceed 30% of their monthly income.

R. Vroom - There is a lot for us to talk about. There has been some confusion at this table in the past and this has helped us to see a variety of ways we can treat this situation.

**Open Meeting to the Public**

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

Harold from Branchburg - What are we going to do about all this?

John Hoffman, 23 North Auten Ave - I don't understand why Somerville is so perplexed about the affordable housing issue. On the borough website, there are guidelines for garden apartments under affordable housing that are not being followed.

Council President R. Pitts - Clarified that this time was for questions only for E. McManus. Comments would be heard during the public session of the meeting.



M. Garcia - Will the meeting handout be made available to the public? Is there a website that the public could access for more information? Are there towns, similar to Somerville, that have had success with affordable housing programs or ordinances?

E. McManus - Recommended the websites for these organizations for more information:

- Council on Affordable Housing
- Fair Share Housing
- Housing and Community Development Network
- Affordable Housing Professionals of NJ

Yes, there are towns that have had success with this.

Elizabeth Sanchez - In the 80s, we were told we had certain property in Somerville for affordable housing. I thought the committee (council) was going to do the right thing by us. When I lost my job, that's when I had the time to hear all they're doing to hinder us from getting affordable housing. Are they obligated to build affordable housing in Somerville?

E. McManus - Every town has an affordable housing obligation, however municipalities are not obligated to engage in this process. They are incentivized to engage in this process. They're not required to go through the court process, but if they do, they get a big benefit. Every town has an obligation, but they're not required to meet that obligation proactively.

An affordable housing unit is like any regular housing type. It can be a single-family home or an apartment complex. Typically, developers create more units to make up for the loss of revenue.

**Close Meeting to the Public**

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

**ORDINANCES FOR INTRODUCTION**

2686-22-1017 AMENDING ORDINANCE #2588-19-1007 THE RULES AND REGULATIONS SECTION OF ORDINANCE 2575-19-0603, ORDINANCE 933, ORDINANCE 232 ORDINANCE 2431-14-0218 REGULATING THE TOWING OF MOTOR VEHICLES AND ESTABLISHING PENALTIES FOR VIOLATION THEREOF RAISING THE FEES FOR STORAGE AND TOWING OF VEHICLES

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

Pitts			X			
Stravic			X			
Vroom	X		X			
Wied						X

2687-22-1017 AMENDING CHAPTER 166 SECTION 51 SCHEDULE X:  
ENTITLED YIELD INTERSECTIONS TO DELETE N. MIDDAUGH  
ON THE INTERSECTION OF PROSPECT STREET & N.  
MIDDAUGH AND TO AMEND CHAPTER 166 SECTION 50  
SCHEDULE IX ENTITLED STOP INTERSECTIONS TO INCLUDE  
N. MIDDAUGH ON THE INTERSECTION OF PROSPECT  
STREET AND NORTH MIDDAUGH

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

2688-22-1017 AMENDING CHAPTER 166 SECTION 46.1 ENTITLED  
SCHEDULE VA: PERMIT PARKING TO INCLUDE SECOND  
STREET AND THIRD STREET FROM S. BRIDGE STREET TO  
HAMILTON STREET

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

2689-22-1017 CREATING CHAPTER 164 IN THE BOROUGH CODE ENTITLED  
VACANT AND ABANDONED PROPERTIES

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

2690-22-1017

AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY, SECTION 70 C. ENTITLED WAIVERS FROM LOCAL PERMIT AND REGISTRATION FEES TO INCLUDE THE DOWNTOWN SOMERVILLE ALLIANCE, INC.

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

**ORDINANCE FOR PUBLIC HEARING AND ADOPTION**

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

**Open Public Hearing**

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

**Adoption**

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

**RESOLUTION FOR ROLL CALL VOTE**

22-1017-314 APPROVING PLAYGROUND DEVELOPMENT FOR PROPERTY KNOWN AS 134 FAIRVIEW AVENUE ON BLOCK 50 LOTS 13 & 14 AS PART OF THE 40 HAYNES REDEVELOPMENT, LLC PLANNING BOARD APPLICATION #2017-007P

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**

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

**Comments**

John Hoffman, 23 N. Auten Ave - Somerville doesn't follow affordable housing and stormwater management. There's an ordinance for affordable housing in town and no one knows about that. Some council people are against affordable housing.

Criticized the PILOT agreements, bonding for the sewer system and parking deck. Said the ShopRite project was funded by tax-payers. Said there was spot rezoning for one developer and an increase in campaign donations. Said there was contaminated dirt getting rinsed down storm drains.

Spoke about the population increase in Somerville. Said the census in 2010 was 12,098 people and after 10 years and millions of dollars in redevelopment the population

increased by 248 people in 2020. Commented on the public safety building and said it will cost \$67.5 million based on a 40-yr term.

Art Adair -Thanked Kevin Sluka for his assistance in preparing an ordinance for permit parking on Second and Third streets. Suggested illuminating the stop signs at Center and 3rd, Center and 2nd and Center and Southside.

We are planning on having a Memorial Day parade in 2023. The American Legion was blamed for canceling the parade last year. The parade was organized by the War Veterans Association, but the members have all passed away. We're looking for people who want to help with the parade.

Said he'd like for a No U-turn sign to be placed on 3rd Street because people use his daughter's driveway for u-turns. Also commented on affordable housing.

Mateo Garcia - Thanked the council for their willingness to learn more about affordable housing. Commented on hesitation by council members who may not want affordable housing in town. Said he hopes for more action beyond a presentation.

**CLOSE PUBLIC SESSION**

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

**CONSENT RESOLUTIONS (RESOLUTIONS 22-1017-315 THROUGH 22-1017-327, EXCEPT FOR RESOLUTION 22-1017-319)**

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

**RESOLUTION 22-1017-319: EXTENDING THE CONDITIONAL DESIGNATION OF DGM PROPERTIES, LLC AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT**

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

Stravic			X			
Vroom			X			
Wied						X

## BILLS & VOUCHERS

Account	PO #	Vendor Name	Amount
2-01-20-100-000-533	22-01207	FRA TECHNOLOGIES	675.00
2-01-20-100-000-628	22-00235	W.B. MASON CO., INC	8.48
2-01-20-100-000-635	22-00007	FEDEX	56.22
2-01-20-100-000-635	22-00014	USPS-QUADIENT-POC	1,500.00
2-01-20-130-000-670	22-00045	PHOENIX ADVISORS LLC	1,000.00
2-01-20-140-000-534	22-00062	COMPUTER SYSTEMS & METHODS	1,810.00
2-01-20-140-000-598	22-00069	VERIZON	186.99
2-01-20-140-000-614	22-00078	CIVIC EYE COLLABORATIVE LLC	727.00
2-01-20-140-000-614	22-00078	CIVIC EYE COLLABORATIVE LLC	571.00
2-01-20-145-000-614	22-00081	W.B. MASON CO., INC	83.51
2-01-20-145-000-614	22-00081	W.B. MASON CO., INC	2.09
2-01-21-180-000-605	22-01216	MICHAEL LOMBARDOZZI	840.40
2-01-22-195-000-628	22-00103	W.B. MASON CO., INC	8.88
2-01-23-220-002-614	22-00331	FLEXFACTS-GRANT BENEFITS SOLUT	31.50
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	57.24
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	57.24
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	42.00
2-01-25-240-000-560	22-00091	FULLERTON FORD INC	133.21
2-01-25-240-000-560	22-01212	SOMERSET COUNTY VEHICLE MAINTEN	18.38
2-01-25-240-000-628	22-01084	AMAZON CAPITAL SERVICES, INC	175.49
2-01-25-240-000-628	22-01085	AMAZON CAPITAL SERVICES, INC	5.04
2-01-25-240-000-628	22-01123	AMAZON CAPITAL SERVICES, INC	334.00
2-01-25-240-000-628	22-01203	W.B. MASON CO., INC	257.12
2-01-25-240-000-670	22-00093	DELAGE LANDEN FINANCIAL SERVIC	229.81
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	5.94
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	11.88
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	5.94
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	404.92
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	155.98
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	123.75
2-01-25-240-000-713	22-00087	ATLANTIC TACTICAL	52.99
2-01-25-240-000-713	22-00088	FLEMINGTON DEPARTMENT STORE	318.95
2-01-25-240-000-713	22-00088	FLEMINGTON DEPARTMENT STORE	184.75
2-01-25-240-000-713	22-01184	OFFICER MICHAEL SERGI	93.80
2-01-25-240-000-713	22-01199	OFFICER MAURICE ALVAREZ	460.00
2-01-25-240-000-713	22-01204	OFFICER TREVOR BALDWIN	51.98
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	3,809.23
2-01-25-252-000-525	22-01225	SOMERVILLE RESCUE SQUAD	20,000.00
2-01-25-265-000-507	22-00109	STEWART & STEVENSON POWER PROD	462.50
2-01-25-265-000-557	22-00075	VERIZON WIRELESS	96.30
2-01-25-265-000-557	22-00119	FIREFIGHTER ONE LLC	1,268.88
2-01-25-265-000-557	22-00119	FIREFIGHTER ONE LLC	199.15
2-01-25-265-000-557	22-00134	POST ACE HARDWARE	89.99
2-01-25-265-000-557	22-00134	POST ACE HARDWARE	540.06

2-01-25-265-002-574	22-00010	AMERICAN WATER	12,939.22
2-01-26-290-000-519	22-01201	MANVILLE MASONS SUPPLY INC	111.84
2-01-26-290-000-533	22-01091	LIONETTI ASSOCIATES LLC	765.33
2-01-26-290-000-540	22-00822	SALVATORE SCALORA LANDSCAPING	4,800.00
2-01-26-290-000-560	22-00016	BATTERIES PLUS BULBS	149.91
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	118.49
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	102.64
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	17.22
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	11.09
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	157.51
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	6.27
2-01-26-290-000-560	22-00032	NAPA-GENUINE PARTS CO.	9.42
2-01-26-290-000-560	22-00033	PDQ AUTO SUPPLY OF MANVILLE	1,240.53
2-01-26-290-000-560	22-00033	PDQ AUTO SUPPLY OF MANVILLE	340.39
2-01-26-290-000-560	22-00033	PDQ AUTO SUPPLY OF MANVILLE	-100.00
2-01-26-290-000-560	22-00033	PDQ AUTO SUPPLY OF MANVILLE	178.21
2-01-26-290-000-560	22-00035	PEIRCE EQUIPMENT	469.22
2-01-26-290-000-560	22-00071	VERIZON WIRELESS	38.01
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	39.98
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	9.18
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	19.98
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	56.68
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	7.54
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	8.07
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	54.56
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	37.58
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	24.00
2-01-26-290-000-560	22-01092	VESPIA'S/MR TIRE	100.00
2-01-26-290-000-560	22-01092	VESPIA'S/MR TIRE	71.29
2-01-26-290-000-560	22-01160	KING TOOL SALES LLC	179.50
2-01-26-290-000-673	22-00326	SOMERSET CTY RD & BRIDGE DIV	30.00
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	94.29
2-01-26-290-000-674	22-00047	STAVOLA ASPHALT COMPANY	96.40
2-01-26-290-000-687	22-00132	POST ACE HARDWARE	7.18
2-01-26-290-000-687	22-00132	POST ACE HARDWARE	24.97
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	1,404.18
2-01-26-310-000-516	22-00012	AMPERE ELECTRICAL CONTRACTORS	1,663.90
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	5.58
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	6.19
2-01-26-310-000-517	22-01137	AMAZON CAPITAL SERVICES, INC	14.97
2-01-26-310-000-517	22-01200	AMAZON CAPITAL SERVICES, INC	28.38
2-01-26-310-000-517	22-01210	MINUTEMAN PRESS	11.71
2-01-26-310-000-533	22-00006	AFFORDABLE BUILDING SERVICES	3,169.66
2-01-28-370-000-614	22-01113	FASTSIGNS	171.08
2-01-28-370-000-750	22-01117	BEN SHAFFER RECREATION INC.	3,563.00
2-01-28-370-000-750	22-01117	BEN SHAFFER RECREATION INC.	335.00
2-01-28-375-000-533	22-01074	JERSEY JOE'S LAWN SERVICE	6,400.00
2-01-28-375-000-560	22-00136	POST ACE HARDWARE	3.98
2-01-28-375-000-560	22-00558	CENTRAL JERSEY NURSERIES	52.88
2-01-28-375-000-560	22-00558	CENTRAL JERSEY NURSERIES	247.16
2-01-31-430-000-580	22-00327	SOMERSET SOLAR 1 LLC	69.48
2-01-31-435-000-692	22-00038	PSE&G CO.	523.94
2-01-31-440-000-704	22-00072	VERIZON WIRELESS	524.86
2-01-31-440-000-704	22-00335	VERIZON WIRELESS	316.56
2-01-31-440-000-705	22-00050	VERIZON	396.07
2-01-31-440-000-705	22-00051	VERIZON	91.00
2-01-31-440-000-705	22-00052	VERIZON	5.00
2-01-31-440-000-705	22-00052	VERIZON	221.19
2-01-31-440-000-705	22-00060	VERIZON	1,460.37

2-01-31-440-000-705	22-00063	VERIZON	241.94
2-01-31-440-000-705	22-00065	VERIZON	376.55
2-01-31-440-000-705	22-00066	VERIZON	146.99
2-01-31-440-000-705	22-00073	VERIZON WIRELESS	1,204.85
2-01-31-460-000-579	22-00044	SOMERSET COUNTY VEHICLE MAINT	9,978.77
2-01-31-460-000-579	22-00044	SOMERSET COUNTY VEHICLE MAINT	-629.31
2-01-43-490-000-628	22-00361	GTBM INC	2,278.80
2-05-55-502-000-533	22-00732	T & M ASSOCIATES	289.50
2-09-55-502-000-533	22-00079	IPS GROUP INC	4,889.98
2-09-55-502-000-533	22-00939	SALVATORE SCALORA LANDSCAPING	800.00
2-09-55-502-000-560	22-00985	VESPIA'S/MR TIRE	1,775.66
2-09-55-502-000-560	22-01066	AMAZON CAPITAL SERVICES, INC	397.50
2-09-55-502-000-560	22-01185	VESPIA'S/MR TIRE	792.67
2-09-55-502-000-706	22-00055	VERIZON	146.99
2-09-55-502-000-706	22-00055	VERIZON	146.99
C-04-00-002-550-999	21-01631	NV5, INC.	21,963.55
C-04-00-002-550-999	21-01631	NV5, INC.	13,643.54
C-04-00-002-670-610	22-01209	GIBBONS, PC	475.00
C-06-00-002-621-610	21-01603	T & M ASSOCIATES	2,023.15
G-02-40-001-000-238	22-00745	T & M ASSOCIATES	2,401.00
G-02-40-002-021-221	22-01239	HELENA SROCYNSKI	77.90
T-13-00-000-000-211	22-01217	COURIER NEWS	54.50
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	4,540.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	900.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	3,060.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	1,440.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	6,120.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	3,420.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	450.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	585.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	440.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	270.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	945.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	630.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	540.00
T-13-00-000-000-211	22-01234	COLE & ASSOCIATES LLC	405.00
T-13-00-000-000-211	22-01235	COLE & ASSOCIATES LLC	805.00
T-13-00-000-000-212	22-01224	T & M ASSOCIATES	562.50
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	1,680.00
T-13-00-000-000-306	22-01220	T & M ASSOCIATES	1,437.50
T-13-00-000-000-306	22-01221	T & M ASSOCIATES	187.50
T-13-00-000-000-306	22-01222	T & M ASSOCIATES	1,000.00
T-13-00-000-000-306	22-01223	T & M ASSOCIATES	193.00
T-13-00-000-000-563	22-01211	NORTHERN NURSERIES	3,272.00
T-13-00-000-000-570	21-01874	Torti Gallas and Partners, PC	6,425.00
T-18-00-000-000-211	22-01208	STATE OF NJ DEPT LABOR	616.96

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



## **ADJOURNMENT**

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

Respectfully Submitted,

Kevin Sluka, RMC