**MONTGOMERY TOWNSHIP COMMITTEE**
**REGULAR MEETING MINUTES**
**THURSDAY, MARCH 19, 2026**
**7:00 P.M.**

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

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

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

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

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**MEETING NOTICE**: Mayor Singh noted that adequate notice of the meeting was provided on January 12, 2026 to the Courier News and the Star Ledger, posted on the municipal bulletin board, and filed with the Township Clerk.

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

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**PRESENTATION –- Solar Panels at Township-owned Properties by Talva Energy**

**Adam Taylor**, President, Talva Energy, recapped that Talva Energy was contracted about a year and a half ago to do a feasibility study for a variety of the Township's buildings and facilities and then recently asked to update that study for which a portion was presented at the previous meeting. A. Taylor continued that he was asked to return to provide a more detailed presentation of the study. A. Taylor's presentation included the following:

- Solar Energy Assessment Project Overview – Sites; Evaluation; Additional Opportunity; Key Takeaway
- PSE&G Distribution Circuit Overview
- Carport System at Municipal Offices (Non-Export)
- Municipal Offices Carport System Purchase Structure
- Roof-Mounted System at Municipal Offices (Non-Export)
- Municipal Offices Roof-Mounted Purchase Structure
- Financial Summary – Purchase Structure
- Roof-Mounted at Skillman Wastewater Treatment Plant
- Skillman Wastewater Treatment Plant Roof-Mounted System Purchase Structure
- Financial Summary – Purchase Structure
- Ground-Mounted System at Oxbridge
- Oxbridge Ground-Mounted System Purchase Structure
- RNM Ground plus Carport at Municipal Offices
- Views from Orchard Road
- Additional Street Views
- Municipal Offices RNM Ground plus Carport Purchase Structure
- Municipal Offices RNM Ground plus Carport PPA Structure
- Financial Summary – PPA Structure
- Solar Implementation Pathways
- End of Term Options

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Following the presentation, the following members of the public spoke:

**Greg Kaganowicz**, a long-time Montgomery resident and member of the committee that designed the municipal building and who proposed roof-top solar panels, spoke in favor of roof-top panels; voiced opposition to the location in front of the affordable housing; and requested to review the financials.

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**CONSENT AGENDA**

Mayor Singh asked for a motion to adopt the Consent Agenda, Resolutions #26-3-104 to Resolution #26-3-114.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-104**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE (BLOCK 7019, LOT 21)**

**WHEREAS,** the Township received payment for the redemption of Tax Sale Certificate #25-00008 in the amount of $5,454.99.

**BE IT RESOLVED** that a refund in the amount of $5,454.99 be given to Bala Partners LLC, 1 American Lane, Ste 220, Greenwich, CT 06831 for the redemption of Tax Sale Certificate #25-00008 for Block 7019, Lot 21.

Tax Lien Redemption

| | | |
|---|---|---|
| Certificate Amount | $ | 1,861.85 |
| Redemption Penalty | $ | 37.24 |
| Subsequent Charges | $ | 1,850.14 |
| Interest | $ | 138.76 |
| Recording Fee | $ | 55.00 |
| Search Fee | $ | 12.00 |
| PREMIUM | $ | 1,500.00 |
| TOTAL | $ | 5,454.99 |

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**RESOLUTION #26-3-105**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE (BLOCK 5014, LOT 4)**

**WHEREAS,** the Township received payment for the redemption of Tax Sale Certificate #23-00004 in the amount of $21,538.18.

**BE IT RESOLVED** that a refund in the amount of $21,538.18 be given to LVTL Operations LLC, WSFS as CUST LVTLOPS/FIRSTRUST, P.O. BOX 815, Fort Washington, PA 19034-0815 for the Redemption of Tax Sale Certificate #23-00004 for Block 5014, Lot 4.

| | |
|---|---|
| Tax Lien Redemption | |
| Certificate Amount | $ 3,510.04 |
| Redemption Penalty | $ 70.20 |
| Subsequent Charges | $ 5,917.80 |
| Interest | $ 1,628.84 |
| Legal Fees | $ 244.30 |
| Recording Fee | $ 55.00 |
| Search Fees | $ 12.00 |
| PREMIUM | $ 10,100.00 |
| TOTAL | $ 21,538.18 |

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**RESOLUTION #26-3-106**

**AUTHORIZING NEW HIRES**

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, that the following new hire is hereby authorized:

Justin Laumann, Zoning Officer, effective March 16, 2026, at an annual salary of $71,115.20.

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**RESOLUTION #26-3-107**

**DECLARING CERTAIN PERSONAL PROPERTY AS SALVAGE FOR SCRAP**

**WHEREAS**, Montgomery Township desires to declare certain Parks & Recreation Department equipment as salvage for scrap.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby authorizes disposal of the following equipment:

APC Pro 1500 battery backup (quantity 2)
Linksys model LGS124V2
Dell keyboard model KB216d
Dell monitor P2214Hb

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**RESOLUTION #26-3-108**

**AUTHORIZING APPOINTMENTS TO THE MID JERSEY MUNICIPAL JOINT INSURANCE FUND FOR 2026**

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, that the following appointments to the Mid Jersey Municipal Joint Insurance Fund are hereby authorized effective January 1, 2026 through December 31, 2026:

Michael Pitts, Fund Commissioner
Tamarah Novak, Alternate Fund Commissioner
Lori Savron, Special Fund Commissioner
Laura Pavan, Safety Delegate
Terri Mistretta. Alternate Safety Delegate

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**RESOLUTION #26-3-109**

**AUTHORIZING RELEASE OF PERFOMANCE GUARANTEE FOR ROAD OPENING PERMIT 25-R-02- 45 SCARBOROUGH ROAD (BLOCK 4021, LOT 5)**

**WHEREAS,** the Township Engineer, has recommended the release of a cash performance guarantee to Kishore Yalamarty because all work has been satisfactorily completed with respect to a street opening permit at Block 4021, Lot 5.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the cash performance guarantee in the amount of $1,150.00 be released to Kishore Yalamarty, 45 Scarborough Road, Belle Mead, NJ (Block 4021, Lot 5).

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**RESOLUTION #26-3-110**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE (BLOCK 37006, LOT 15)**

**WHEREAS,** the Township received payment for the redemption of Tax Sale Certificate #25-00023 in the amount of $3,711.36.

**BE IT RESOLVED,** that a refund in the amount of $3,711.36 be given to Pro Cap 8, LLC Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #25-00023 for Block 37006, Lot 15.

Tax Lien Redemption

| | |
|---|---|
| Certificate Amount | $ 1,579.95 |
| Redemption Penalty | $ 31.60 |
| Subsequent Charges | $ 972.06 |
| Interest | $ 60.75 |
| Recording Fees | $ 55.00 |
| Search Fees | $ 12.00 |
| PREMIUM | $ 1,000.00 |
| TOTAL | $ 3,711.36 |

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**RESOLUTION #26-3-111**

**AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE (BLOCK 7009, LOT3)**

**WHEREAS,** the Township received payment for the redemption of Tax Sale Certificate #25-00005 in the amount of $7,621.93.

**BE IT RESOLVED,** that a refund in the amount of $7,621.93 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #25-00005 for Block 7009, Lot 3.

Tax Lien Redemption

| | |
|---|---|
| Certificate Amount | $ 3,648.18 |
| Redemption Penalty | $ 72.96 |
| Subsequent Charges | $ 1,914.16 |
| Interest | $ 119.63 |
| Recording Fees | $ 55.00 |
| Search Fees | $ 12.00 |
| PREMIUM | $ 1,800.00 |
| TOTAL | $ 7,621.93 |

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**RESOLUTION #26-3-112**

**AUTHORIZING GUARANTEE EXTENSIONS FOR THE COMPLETION OF IMPROVEMENTS – VARIOUS PROJECTS**

**WHEREAS**, the Engineering Department tracks performance, safety and stabilization, landscape buffer, maintenance, TCO, and other guarantees required under the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq. The Township Engineer periodically evaluates the status of a developer's required improvements and determines whether they are complete, partially complete, or incomplete. These determinations correspond to the Township's acceptance of the improvements (guarantee release), partial acceptance (guarantee reduction), or non-acceptance (rejection of a guarantee release or extension of the guarantee); and

**WHEREAS**, under the MLUL §40:55D-53, any guarantee release, reduction, rejection, or extension must be authorized by a Resolution of the Township Committee. Extensions are necessary to allow the Township to continue holding the applicable guarantees; and

**WHEREAS,** guarantees are typically provided for an initial 2-year term and automatically renew in 1-year increments (e.g., letters of credit). Montgomery Township applies the same approach to other forms of guarantees – including bonds, letters of credit, cash deposits, or other acceptable instruments. The guarantee periods for the projects listed below must be extended to the dates indicated. These projects are either under active construction with pending improvements, have received punch list items requiring completion, or remain inactive with unfinished work.

**WHEREAS,** Mark Herrmann, Township Engineer, has recommended that the Township Committee authorize the following extensions of time for completion of guaranteed improvements so that the Township may continue to retain the associated guarantees.

**NOW, THEREFORE, BE IT RESOLVED**, the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby authorizes the following guarantee extensions:

| Guarantee Number | Development | Developer | Old Completion Date | New Completion Date |
|---|---|---|---|---|
| Cash | Village Shoppes/Village Walk Phase 1A Record Corrected Final Map – Performance Guarantee | Village Shoppes at Montgomery, LLC | **04/14/2026** | **04/14/2027** |
| Cash | Cummings Block 20001 Lot 21 Performance Guarantee | Kenneth & Marilyn Cummings | **04/16/2026** | **04/16/2027** |
| Cash | 24 Sunnyside Lane, Block 31001 Lot 11.08 – Driveway Performance Guarantee | Keith Tietjen | **04/23/2026** | **04/23/2027** |
| Cash | 24 Sunnyside Lane, Block 31001 Lot 11.08 – Landscaping Performance Guarantee | Keith Tietjen | **04/23/2026** | **04/23/2027** |
| FP0023642 | Montgomery Place – Pike Run Plaza – Area 2 Performance Guarantee | Country Club Meadows, LLC | **04/25/2026** | **04/25/2027** |
| FP0023643 | Montgomery Place – Pike Run Plaza – Area 2 Safety & Stabilization Guarantee | Country Club Meadows, LLC | **04/25/2026** | **04/25/2027** |
| Cash | Princeton Montessori School Safety & Stabilization Guarantee | Princeton Montessori Society, Inc. | **05/04/2026** | **05/04/2027** |
| Cash | Princeton Montessori School Performance Guarantee | Princeton Montessori Society, Inc. | **05/04/2026** | **05/04/2027** |
| Cash | Bloomberg Business Park – Attended 101 Parking Area – Performance Guarantee | Bloomberg, LP | **05/10/2026** | **05/10/2027** |
| Cash | Waldorf School of Princeton, Phases 1 & 2, Building Additions & Pathway – Performance Guarantee | Waldorf School of Princeton | **05/13/2026** | **05/13/2027** |
| Cash | 125 Harlingen Road Road Opening Guarantee | Mountaintop Properties, LLC Tim Turlip | **05/26/2026** | **05/26/2027** |
| Cash | 125 Harlingen Road Safety and Stabilization Guarantee | Mountaintop Properties, LLC Tim Turlip | **05/26/2026** | **05/26/2027** |
| Cash | 125 Harlingen Road Landscape Buffer Guarantee | Mountaintop Properties, LLC Tim Turlip | **05/26/2026** | **05/26/2027** |
| 68184918 | Village Shoppes at Montgomery, LLC – Phase 1B Performance Guarantee | Village Shoppes at Montgomery, LLC | **05/30/2026** | **05/30/2027** |

| Guarantee Number | Development | Developer | Old Completion Date | New Completion Date |
|---|---|---|---|---|
| Cash | 65 Belle Mead Griggstown Road, Block 6001 Lot 4, TCO Guarantee | Blue Horses | **06/07/2026** | **06/07/2027** |
| 20010590 | Malvern School Properties, LP Performance Guarantee | Malvern School Properties, LP | **06/10/2026** | **06/10/2027** |
| 20010618 | Malvern School Properties, LP Safety and Stabilization Guarantee | Malvern School Properties, LP | **06/10/2026** | **06/10/2027** |
| 20010619 | Malvern School Properties, LP Landscape Buffer Guarantee | Malvern School Properties, LP | **06/10/2026** | **06/10/2027** |
| CT025111 | Meadows at Montgomery Active Adult Community, Route 206 & CSX Landscape Buffer Guarantee | Meadows at Montgomery, LLC | **06/11/2026** | **06/11/2027** |
| Cash | Country Club Meadows, Area 1 Outstanding Site Work for Area 3 Performance Guarantee | Country Club Meadows, LLC | **06/14/2026** | **06/14/2027** |

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**RESOLUTION #26-3-113**

**ENDORSING THE AMENDED FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, in accordance with the Mount Laurel Doctrine every municipality has a constitutional obligation to create a realistic opportunity for producing a fair share of the regional present and prospective need for housing low- and moderate-income families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, *et al.*); and

**WHEREAS**, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and

**WHEREAS**, the Township Committee of the Township of Montgomery ("Township") adopted Resolution No. 25-1-54 on January 27, 2025, identifying its present need obligation as 73 units and prospective need obligation as 260 affordable units for the Fourth Round.

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the Township filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Somerset County, entitled In the Matter of the Application of the Township of Montgomery, County of Somerset, State of New Jersey, Docket No. SOM-L-153-25 on January 29, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

**WHEREAS**, no parties challenged the Township's present and prospective need obligations; and

**WHEREAS**, on March 26, 2025, the Honorable William G. Mennen, J.S.C., issued an Order setting the Township's present need obligation at 73 units and the prospective need obligation at 260 affordable units and further authorized the Township to proceed with preparation and adoption of a proposed HEFSP to satisfy the Township's affordable housing obligation; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, no later than June 30, 2025; and

**WHEREAS**, the Township of Montgomery Planning Board ("Board") adopted, and the Township Committee endorsed, the HEFSP, entitled "2025 Fourth Round Housing Element & Fair Share Plan" prepared by the Township's affordable housing planner, Clarke Caton Hintz, dated June 13, 2025 (the "Fourth Round HEFSP"), as an amendment to the Township's Master Plan, and thereafter timely filed the Fourth Round HEFSP; and

**WHEREAS**, multiple challenges to the Township's Fourth Round HEFSP were filed with the Program; and

**WHEREAS,** after adoption of the plan, the Township was able to secure the opportunity to extend existing controls at a prior round site that was previously unavailable; and

**WHEREAS,** on March 9, 2026, upon notice duly provided pursuant to N.J.S.A. 10:4-6 et seq. and N.J.S.A. 40:55D-13, the Board held a public hearing on the proposed "Amended Fourth Round Housing Element & Fair Share Plan" prepared by Clarke Caton Hintz (the "Amended HEFSP"); and

**WHEREAS**, the Governing Body has reviewed the Amended HEFSP adopted by the Board on March 9, and wishes to endorse said plan.

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

1. The Governing Body does hereby endorse Amended Fourth Round Housing Element & Fair Share Plan adopted by the Township of Montgomery Planning Board on March 9, 2026.
2. The Governing Body does hereby authorize the filing of this Resolution on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of the Township of Montgomery, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

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**RESOLUTION #26-3-114**

**AUTHORIZING THE DONATION OF TURNOUT GEAR FROM THE MONTGOMERY TOWNSHIP BUREAU OF FIRE PREVENTION TO ENGINE 911 FOUNDATION**

**WHEREAS**, the Township of Montgomery Bureau of Fire Prevention has expired firefighting gear which is no longer in use by the Bureau; and

**WHEREAS**, the gear includes bunker pants and coats and boots; and

**WHEREAS,** Fire Official, Ryan Pinnella, has recommended that the expired firefighting gear be donated to the Engine 911 Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, that the expired firefighting gear be donated to the Engine 911 Fund.

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**APPROVAL OF MINUTES**

Committee Member Taylor Todd moved to approve the Regular Meeting Minutes of March 5, 2026, seconded by Martin and carried unanimously.

Committee Member Taylor Todd moved to approve the Executive Session Meeting Minutes of March 5, 2026 seconded by Martin and carried unanimously.

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Resolution #26-3-115. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-115.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-115**

**PAYMENT OF BILLS - POSTED**

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

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

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

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

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**TOWNSHIP COMMITTEE REPORTS**

Committee Member Martin reported on a meeting of the Shade Tree Committee advising that the tree inventory is nearing completion consisting of approximately 2500 trees throughout the Township.

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Committee Member Taylor Todd reported no updates for the Board of Health. Committee Member Taylor Todd commented, on behalf of the Open Space Committee, on the presentations and discussions surrounding a potential acquisition of the Department of Corrections property emphasizing that this is the very early stage of the acquisition process and that the presentation was provided for transparency purposes. Committee Member Taylor Todd continued that there will be opportunity for the Open Space Committee and members of the public to provide input.

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Mayor Singh reported on attending a meeting on Mayors' Wellness commenting that many spoke about connections and community and mental health specific to cyber bullying. Mayor Singh continued that during the meeting, the Mayor of Watchung spoke of an initiative that is underway in that municipality. Mayor Singh added that she would like the Township's Health Officer, Devangi Patel, to follow up so that Montgomery can follow through as well. Mayor Singh spoke of the book, *Sasha and Cyber Bullying*, written by a high school student and suggested getting a copy.

Mayor Singh also reported on attending a meeting of Plan4HealthNJ along with Administrator Savron, Assistant Planning Director, Chery Chrusz, Health Officer, Devangi Patel and Health Department staff. Mayor Singh explained that the Township was one of six towns selected to participate in this program which is sponsored by Rutgers Bloustein School of Planning.

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**ADMINISTRATOR'S REPORT**

Administrator Savron provided an update on the status of pot hole repair throughout the Township advising that over 100 have been filled; encouraged residents to please drive slowly through work zones; and explained that residents can report pot holes on Township roads utilizing the Township's Report a Concern on the website or call Roads Foreman, John Brown. Administrator Savron continued that for County Roads consisting of all roads in Skillman Park and Routes 518, 533, 601, 602, 604, 605, 630 and 632, residents can email Somerset County Roads directly at roaddiv@co.somerset.nj.us or call the Montgomery Township Department of Public Works and the Administrative Assistant will assist accordingly. At this time, Mayor Singh commended the efforts of the DPW staff and inquired about pot hole repairs for Route 206. Administrator Savron commented that NJDOT advised that resurfacing will begin, date to be determined, from Bridgepoint north to Township Line.

Administrator Savron reported that the Township has received inquiries as to whether the Senior Curbside Pickup Program will take place this year advising that the program will continue with registration in July for pickup in August according to Pickup Zones. Administrator Savron continued that there will be no limitations on the number of senior households that are eligible.

Administrator Savron announced that due to the construction of a sewer main line that will run through the Department of Public Works yard at 12 Harlingen Road, the site will be temporarily closed for public access from April 20 to July 20 including the Container Facility and access for pick-up of the large containers for recycling materials. Administrator Savron continued that information for alternatives will be available on the Township website. Mayor Singh commented, "I have lived in this town 29 years now and our container facility… everybody is the best…it is just $10 a car load…employees do an amazing job and it is the best value around."

Administrator Savron shared that the free Friday shopping bus, provided in partnership with Somerset County, is available every Friday for senior citizens 60 and over and those with disabilities 18 and over for food shopping and anyone interested must call (908-231-7115) to make an appointment for pick up and drop off.

Administrator Savron reported that the heater has been repaired at the Otto Kaufman Community Center. Administrator Savron also advised that the lobby bathrooms will be inaccessible Friday, March 27 through Sunday, March 29 for a sewer pipe repair but that the library will have one bathroom available and that Port-o-Johns will also be available by the playground. Administrator Savron continued that access to the Police Department will be through the west side door entrance, near the elevator, and will be clearly marked with adequate signage with full restoration of the main entrance Monday, March 30.

Administrator Savron reported that she and Township Engineer, Mark Herrmann, met with members of NJDEP including the Deputy Commissioner, Chief of Staff, Assistant Commissioner and Director of Watershed Protection and Restoration, in regards to challenges in meeting deadlines among departments regulating the mandates and those regulating funding. Administrator Savron continued that we were confident that they will be able to assist us in meeting deadlines and not jeopardize our grant funding.

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**LEGAL UPDATES**

Township Attorney, Wendy Rubinstein Quiroga, provided an update on the status of affordable housing litigation recapping that the public hearing on the Township's Housing Element and Fair Share Plan was rescheduled to the March 9 Planning Board meeting due to the blizzard and that it was adopted. Attorney Rubinstein Quiroga extended gratitude to Township Committee Members for their endorsement of the Plan. Attorney Rubinstein Quiroga advised that all of the implementing documentation was filed in advance of the March 16 deadline but will supplement that filing by advising the Court that due to the extreme weather, this one resolution was delayed.

Attorney Rubinstein Quiroga provided an explanation of what a presentation is in accordance to the Open Public Meetings Act in response to misinformation in the public. Attorney Rubinstein Quiroga commented, "In an effort to be transparent and go beyond the requirements of the Open Public Meetings Act, when the opportunity started to look like a potential reality in the future to be able to acquire this piece of property from the state, the first thing the Township Committee said was let's get a presentation together. Land is the only non-renewable resource….and so in that respect, if there is an opportunity to purchase a large amount or acquire… it would be foolish for the town to not look at what needs there are in the Township as well. So, the presentation was made to the public, it was stated to be a very initial stage presentation to raise the topic to the public. No decisions were being made. No decisions have been made… The Open Public Meetings Act requires that all decisions be made in a public setting that is noticed to the public with opportunity for comment. What this means in context to the Township Committee is that everything you see on the Agenda, that is compliance with the Open Public Meetings Act. Those are decisions being made at a public meeting, noticed to the public, with opportunity for comment. Presentations should not be considered to be decision making. They are truly being done to illicit input from the public. Not attacks as to whether things are being done in an open and notorious fashion because it is quite frankly contradictory to blame the

Township Committee for wanting an initial presentation to illicit comment from the public and to bring it up to the public and in the same breath assert that things are being done in back rooms because a presentation was made that had ideas within the presentation for consideration……To clarify, it is resolutions, ordinances, votes that are taken at the dais that are what is compliant with the Open Public Meetings Act. Discussions and deliberations that is going above and beyond to bring a not fully vetted idea to the public in an effort to be open, notorious and transparent beyond what the law required."

Attorney Rubinstein Quiroga further commented on how much of an infancy of an idea this is and it also should be noted that in order for the State to approve the transfer of this property it will take an act of a legislature.

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At this time, Mayor Singh read the following statement into the record, "As we reviewed our 2026 budget and responsibilities, we also reviewed a comprehensive salary and wage plan for Township Officials and employees. This salary and wage plan was introduced at our last Township Committee meeting. Let me clarify that the ordinance passed only sets the minimum and maximum range including the not to exceed amount. The actual salary is set later by resolution after the budget is adopted. The salary adjustments were determined after reviewing cost of living and comparing compensation in neighboring municipalities. For example, Hillsborough Township sets the salary range for its elected committee members up to $10,000 per year, which aligns closely with what was proposed. Again, proposed. Another example is Hopewell Township….salaries include up to $14,000 annually for the Mayor, $10,000 annually for the Deputy Mayor, and $9,000 for all Committee Members. Currently, I earn $6,500 per year as the Mayor, while the Deputy Mayor and Township Committee Members earn $4,900 annually. The intent is not to benefit the current committee but to create opportunity for future leaders who may want to serve our community. These adjustments bring Montgomery in line with comparable municipalities while helping ensure that residents from all backgrounds can serve our community. By increasing these salaries the goal is to make local government more accessible and inclusive so that the opportunity to serve is not limited only to those who can afford to volunteer their time to this important endeavor. While I support the core principle behind this change, and believe the compensation better reflects the time and the effort required for the role, I personally….will not be accepting the increased salary this year. During the same meeting when this ordinance was introduced, CFO Michael Pitts provided an early overview of our fiscal outlook in his quarterly financial report. Again, I want to emphasize it was a quarterly financial report. The 2026 budget will be formally presented on April 16 but Michael did note that residents may see a tax increase due to rising costs of healthcare, our contractual obligations, I'm sure the town has not forgotten that we were in PBA negotiations, pensions and slowing revenues. Township leadership is actively, the TC right here, is actively pursuing grants from our state, county and federal partners. I will have more to share at a future meeting. We are also pursuing alternative funding sources to reduce the burden on taxpayers and ensure we can continue moving forward with our critical projects and strengthen our financial position. As mentioned, the proposed budget will be introduced at the April 16 meeting and voted on for adoption at the May 14 meeting. Once introduced it will be available on the Township website for all residents to review. I encourage and so does the TC with me, we encourage everyone to read through the proposed budget and share their thoughts before the public hearing on May 14. Your engagement and feedback are essential to shaping the future of our Township. Thank you."

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**PRESENTATION –- PLAN4HEALTHNJ**

Administrator Savron explained that Plan4HealthNJ is a collaboration between the Robert Wood Johnson Foundation and the New Jersey American Planning Association, New Jersey Chapter providing a framework to integrate health equity into land use decision-making processes to improve community health outcomes. Administrator Savron provided a Power Point presentation that included the following:

- Montgomery is 1 of 6 towns awarded a $50,000 grant for planning efforts
- How We Plan Determines How We Live
- Grant Program Requirements – deliverables and check points
- Final documents due by March 27, 2027 – Reexamination Report, Land Use Plan Element, Climate Change-Related Vulnerability Assessment

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**PUBLIC COMMENT**

The following members of the public spoke during public comment:

**Oliver Tennney**, a Montgomery resident and representative for Voter Choice NJ, provided an explanation of Voter Choice NJ, and asked that the Township Committee consider adopting a trigger ordinance that would legally bind the municipality to hold a referendum where the voting public would adopt the new system of voting.

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**Lorette Pruden**, a Montgomery resident, extended words of kindness commending the Township Committee and Administrator Savron for their collaborative efforts in working with the Montgomery Friends of Open Space and the Farmers Market.

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**ORDINANCES – INTRODUCTION/FIRST READING**

There were no ordinances for introduction.

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**ORDINANCES – PUBLIC HEARING/FINAL ADOPTION**

Mayor Singh read by title Ordinance #26-1774.

**AN ORDINANCE OF THE TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS PROVIDING FOR A 3.5% "CAP" FOR THE 2026 BUDGET AND TO ESTABLISH A CAP BANK PURSUANT TO *N.J.S.A* 40A:4-45.14**

Mayor Singh opened the public hearing. Public hearing to be carried to the March 31, 2026 regular meeting as the ordinance requires a passing vote of the majority of the full membership.

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Resolution #26-3-116. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-116.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Deputy, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-116**

**AUTHORIZING 2025 BUDGET TRANSFER #1**

**WHEREAS**, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allows transfers to be made from unexpended balances to those which are expected to be insufficient during the first three (3) months of the succeeding year; and

**WHEREAS**, additional sums are required for the 2025 operating expenses of other Township 2025 accounts.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, State of New Jersey, that the following transfers be approved:

| ACCOUNTS: | FROM: | TO: |
|---|---|---|
| Police Salary & Wages | $70,000.00 | |
| Accumulated Absences | | $70,000.00 |
| | | |
| **TOTAL:** | **$70,000.00** | **$70,000.00** |

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Resolution #26-3-117. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-117.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

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**RESOLUTION #26-3-117**

**AUTHORIZING AWARD OF BID #01-2026 – LEASE OF PUBLIC PROPERTY FOR WIRELESS TELECOMMUNICATIONS FACILITY – CHERRY VALLEY**

**WHEREAS, t**he Township of Montgomery, in accordance with N.J.S.A. 40A:12-14, formally advertised for sealed bids to lease a portion of municipally-owned property located at Block 31001, Lot 191, also known as 192 Inverness Drive, under Bid #01-2026 for the right to lease ground space for the installation of communication equipment at the aforementioned location, with simultaneous leasing of additional carriers at the site; and

**WHEREAS,** the Township received bid submissions from two carriers:

- Sectorsite Tower Assets LLC, 22 Paris Ave., Rockleigh NJ 07647:
  - $44,750 annually
  - 35% revenue share (from 2nd broadband subtenant and any subtenant thereafter)
  - One (1) time $10,000 payment upon building permit issuance

- Wireless Edge Towers III, LLC, 38 W. Market St., Rhinebeck NY 12572:
  - $46,212.00 annually
  - 41% revenue share (from 2nd broadband subtenant and any subtenant thereafter)

; and

**WHEREAS,** the bids have been reviewed by the Township's professionals and they have recommended award to Wireless Edge Towers III, LLC.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the lease agreement for the municipally-owned property located at Block 31001, Lot 191, under Bid #01-2026 is awarded to Wireless Edge Towers III, LLC.

**BE IT FURTHER RESOLVED** that the Mayor and Township Clerk are hereby authorized to execute the Lease Agreement with Wireless Edge Towers III, LLC.

**BE IT FURTHER RESOLVED,** that the Township Clerk shall forward copies of the resolution to the bidders.

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Resolution #26-3-118. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-118.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-118**

**AUTHORIZING OUTDOOR ASSEMBLY PERMIT – PRINCETON SHOW JUMPING**

**BE IT RESOLVED** by the Montgomery Township Committee as follows:

1. Princeton Show Jumping has requested approval of the Township Committee to conduct Equestrian Events at 246 Burnt Hill Road, Skillman, NJ 08558 on April 15-19; April 22-26, May 6-10, May 13-17, June 3-7, June 10-14, June 24-28, July 1-5, July 22-July 26; July 29-August 2, August 12-16, August 19-23, September 16-20 and September 23-27 from 8:00 a.m. to 5:00 p.m. daily

2. The Township Committee has considered the application and hereby grants the same subject to the following conditions:

   a. This approval is only valid for the dates specified and is not to be considered approval to conduct similar events on other dates.
   b. These events shall be held subject to the provisions of the Montgomery Township Code, Outdoor Assembly, Chapter 4-2.1.
   c. Approval of these events is pending clearance by the Police Department, Health Department, Construction Department and Fire Prevention Department as stated below. Such proofs of approval shall be provided to the Municipal Clerk no later than ten days prior to event dates, on or before April 6, 2026.
   d. The organizers will obtain the required approval from the Police Department regarding parking facilities, traffic plan and safety considerations.

e. The organizers will obtain the required health certificates from the Health Department, if applicable.
f. The organizers will obtain the required tent permits from the Construction Department.
g. To the extent that the proposed activities require approvals from any other local, county or State agency, this approval is conditioned upon the applicant receiving such required approvals.

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Resolution #26-3-119. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-119.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-119**

**AUTHORIZING EXECUTION OF AN INTERLOCAL SERVICES AGREEMENT FOR PUBLIC HEALTH MUTUAL AID**

**WHEREAS**, the New Jersey "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq., authorizes municipalities to enter into agreements for the sharing of services in order to reduce costs and improve efficiency; and

**WHEREAS**, Bernards Township, Branchburg Township, Hillsborough Township, Middle-Brook Regional Health Commission, Montgomery Township and the County of Somerset recognize the importance of coordinated public health preparedness and response to protect the health, safety, and welfare of residents; and

**WHEREAS**, each entity herein and its respective Board of Health desires to formalize a mutual aid agreement for emergency public health services; and

**WHEREAS**, participation in such an agreement will enhance the ability of the municipality to respond to public health incidents, including but not limited to disease outbreaks, environmental hazards, and mass prophylaxis operations; and

**WHEREAS**, public health services shall include but are not limited to, those services, personnel and equipment defined under the Public Health Practice Standards of Performance for Local Boards of Health in New Jersey; and

**WHEREAS**, the Township Committee of the Township of Montgomery has reviewed the proposed Interlocal Service Agreement and finds it to be in the best interest of the municipality and its residents.

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

1. The Mayor and Clerk are hereby authorized to execute the Interlocal Service Agreement for Public Health Mutual Aid among Bernards Township, Branchburg Township, Hillsborough Township, Middle-Brook Regional Health Commission, Montgomery Township and the County of Somerset, substantially in the form presented, with such minor modifications as may be approved by the Municipal Attorney.

2. The Municipal Clerk shall forward a certified copy of this Resolution and the executed Agreement to the Somerset County Department of Health and to each participating municipality.

3. This Resolution shall take effect immediately.

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Resolution #26-3-120. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-120.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-120**

**AUTHORIZING AWARD OF CONTRACT TO OLIVER FIRE PROTECTION & SECURITY SERVICES FOR FIRE SUPPRESSION, ALARM MONITORING AND INSPECTION SERVICES**

**WHEREAS,** the Township of Montgomery has a continuing need for fire suppression, alarm monitoring and inspection services at the Municipal Center located at 100 Community Park Drive, Skillman, New Jersey and the Otto Kaufman Community Center located at 356 Skillman Road, Skillman, NJ; and

**WHEREAS,** the Department solicited written quotations for fire protection and alarm monitoring services; and

**WHEREAS,** Oliver Fire Protection & Security, 3620 Horizon Drive, King of Prussia, PA 19406 submitted a quotation dated October 25, 2026 in the amount of $12,694.50; J.W. Kennedy, LLC, 536 Perry Street, Trenton, NJ 08618 submitted a quote in the amount of $13,690.00; and

**WHEREAS,** Affordable Fire was contacted on multiple occasions and declined to submit a quotation; and

**WHEREAS,** the Township has determined that Oliver Fire Protection & Security submitted the lowest responsible quotation for the required services; and

**WHEREAS,** the total contract amount of $12,694.50 is below the public bidding threshold established pursuant to the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and may be awarded by resolution; and

**WHEREAS,** funds are available in Account Nos. 01-201-26-310-237, 01-201-26-310-269 and 01-201-26-310-350; subject to annual appropriation in the 2026 and 2027 municipal budgets; and

**WHEREAS,** the Chief Financial Officer has certified the availability of funds or will certify same upon adoption of the 2026 and 2027 budgets.

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

1. The Township Committee hereby authorizes the award of contract to Oliver Fire Protection & Security, 3620 Horizon Drive, King of Prussia, PA 19406 for fire protection and alarm monitoring services at the Municipal Center, 100 Community Drive, Skillman, NJ 08558 and the Otto Kaufman Community Center, 356 Skillman Road, Skillman, NJ 08558, for a one-year term effective April 1, 2026 to March 31, 2027 for an amount not to exceed $12,694.50.
2. The Mayor and Township Administrator are hereby authorized to execute a contract agreement with Oliver Fire Protection & Security consistent with the submitted quotation and Township requirements.

3. This contract is awarded pursuant to the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and is contingent upon the availability and appropriation of funds in the 2026 and 2027 municipal budgets.
4. A copy of this Resolution and the supporting quotation documents shall be placed on file in the Office of the Township Clerk.

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**CORRESPONDENCE**

There was no correspondence.

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**NEW AND UNFINISHED BUSINESS**

**Leni Lenape Land Acknowledgement Boulder** – Mary Reece, Environmental Commission Chair, first commended Township Engineer, Mark Herrmann, for his actions at the recent Watershed Conference regarding speaking out about the challenges faced by municipalities in moving projects along that receive DEP grants. M. Reece also commented that the new grant aligns with the Sustainable Jersey goals.

M. Reece shared that each Environmental Commission (EC) meeting begins with a Leni Lenape Land Acknowledgement and read same into the record. M. Reece continued that the EC thought it would be nice to have some representation of this land acknowledgment at the municipal center in which a boulder has been recommended. M. Reece further explained that the acknowledgement would be approximately 11x17 and she is seeking approval to move forward with an artist rendering of the tribal union in Bridgeton, NJ. There were no objections to proceeding.

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**FUTURE AGENDA ITEMS**

2026 Municipal Budget Introduction – April 16
Capital Ordinances Introduction – April 16
2026 Municipal Budget Adoption – May 14
Capital Ordinances Adoption – May 14

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Resolution #26-3-121. Read in full.
Mayor Singh asked for a motion to adopt Resolution #26-3-121.
Motion by Taylor Todd, seconded by Mike Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

**RESOLUTION #26-3-121**

## EXECUTIVE SESSION

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

1. The Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act.
2. The general nature of the subjects to be discussed in this session are as follows:

| | |
|---|---|
| • Real Property: | a. Township properties |
| • Contract Negotiations: | a. SOA contract |
| • Litigation: | a. Docket No. SOM-L-153-25 (Affordable Housing) |
| | b. Docket No. SOM-L-1215-24 |

3. It is unknown precisely when the matter discussed in this session will be disclosed to the public. Acquisition of property and settlement of litigation shall only be approved by the Township Committee in a public session.
4. This Resolution shall take effect immediately.

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## RETURN TO REGULAR SESSION

The Township Committee reconvened the regular session at 9:48 p.m. on motion by Taylor Todd, seconded by Martin and carried unanimously.

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Resolution #26-3-122. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-3-122.
Motion by Taylor Todd, seconded by Martin
**ROLL CALL**
**AYES:** Martin, Taylor Todd, Mayor Singh
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Ahn, Deputy Mayor Barragan

## RESOLUTION #26-3-122

## RATIFYING SETTLEMENT AGREEMENT

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, that the Township Committee hereby ratifies the execution of a settlement agreement to resolve Docket No. SOM-L-1215-24.

**BE IT FURTHR RESOLVED** that the Township staff is hereby authorized to take all necessary actions to effectuate the purpose of this resolution.

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**ADJOURNMENT**

The Township Committee adjourned at 9:51 p.m. on motion by Taylor Todd, seconded by Martin and carried unanimously.

Respectfully submitted,
***Lisa Fania***, RMC
Township Clerk

**DATE ADOPTED**: March 31, 2026