**MONTGOMERY TOWNSHIP COMMITTEE**
**REGULAR MEETING**
**THURSDAY, JUNE 18, 2026**
**7:00 P.M.**

**(REVISED 6/22/26 – Additional agenda item, Resolution #26-6-194 approving affordable housing fourth round settlement agreement with Fair Share Housing Center)**

**AGENDA TO THE EXTENT KNOWN**

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL** – Singh ( ), Barragan ( ), Taylor Todd ( ), Ahn ( ), Martin ( )

   **ALSO PRESENT** – Rubinstein Quiroga ( ), Savron ( ), Fania ( )

3. **NOTICE OF MEETING** – In compliance with the Open Public Meetings Act, adequate notice of this 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.

4. **SALUTE TO THE FLAG**

5. **CONSENT AGENDA** – All matters listed on the Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

   ***MOTION*** to adopt Consent Agenda, **Resolutions #26-6-177 to Resolution #26-6-182 _____** Second _____

   **ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

A. **RESOLUTION #26-6-177 – Authorizing Insertion of Special Item of Revenue in the Municipal Budget Pursuant to N.J.S.A. 40A:4-97 (Chapter 159, P.L. 1948) – 2026 Law Enforcement Wellness Grant**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special items of revenue in the budget of any County or Municipality when such item shall have been made by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the current year budget, in the amounts listed below, which item is now available as a revenue from the Central Jersey Health Insurance Fund:

2026 Law Enforcement Wellness Grant: $39,294.10

**BE IT FURTHER RESOLVED** that a like sum, be, and the same, hereby is appropriated under the above appropriation titles.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer shall file an electronic Special Item of Revenue Resolution submittal form to the Division of Local Government Services.

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B. **RESOLUTION #26-6-178 – Authorizing Insertion of Special Item of Revenue in the Municipal Budget Pursuant to N.J.S.A. 40A:4-97 (Chapter 159, P.L. 1948) – 2026 HIF Wellness Grant**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special items of revenue in the budget of any County or Municipality when such item shall have been made by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the current year budget, in the amounts listed below, which item is now available as a revenue from the Central Jersey Health Insurance Fund:

2026 HIF Wellness Grant $10,000.00

**BE IT FURTHER RESOLVED** that a like sum, be, and the same, hereby is appropriated under the above appropriation titles.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer shall file an electronic Special Item of Revenue Resolution submittal form to the Division of Local Government Services.

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C. **RESOLUTION #26-6-179 – Declaring Certain Personal Property as Salvage for Scrap**

**WHEREAS**, Montgomery Township desires to declare certain equipment as salvage for scrap from the Sewer Department.

**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:

6 Dayton Compressor Motors
3 Flygt Submersible Pumps
Various amounts of wire, brackets, miscellaneous metal parts and structures.

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D. **RESOLUTION #26-6-180 – Authorizing the Township of Montgomery to Enter into a Cooperative Pricing Agreement with Monmouth-Ocean Educational Services Commission**

**WHEREAS**, N.J.S.A. 40A:11-11 (5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Monmouth-Ocean Educational Services Commission (MOESC), hereinafter referred to as the "Lead Agency" has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, on June 18, 2026 the Township Committee of the Township of Montgomery, County of Somerset, State of New Jersey, pursuant to N.J.A.C 5:34-7.6 (a), duly considered participation in the MOESC Cooperative Pricing System for the provision and performance of goods and services.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey does hereby authorize entering into a Cooperative Pricing Agreement with the Monmouth-Ocean Educational Services Commission as Lead Agency for the Cooperative Pricing System.

**BE IT FURTHER RESOLVED** that the Township Administrator, Chief Financial Officer, or other appropriate official is hereby authorized to execute any documents necessary to effectuate the Township's participation in said Cooperative Pricing System.

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E. **RESOLUTION #26-6-181 – Authorizing Refund Overpaid 2026 Sewer Fees (Block 30003, Lot 53)**

**BE IT RESOLVED** that a refund in the amount of $526.32 be given to the Kline Revocable Trust, 15775 Triesta Lane, Naples, FL 34114 for the overpayment of 2026 sewer for Block 30003, Lot 53.

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F. **RESOLUTION #26-6-182 – Authorizing Refund Overpaid 2026 Taxes (Block 28001, Lot 5.41)**

**BE IT RESOLVED** that a refund in the amount of $11,169.39 will be given to Xinjun Guo, 81 Autumn Lane, Skillman, NJ 08558 for the overpayment of 2026 taxes for Block 28001, Lot 5.41.

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6. **APPROVAL OF MINUTES**

a. ***MOTION*** to approve the Regular Meeting Minutes of June 4, 2026 ____Second ____Favor ____Opposed _____Abstain_____

b. ***MOTION*** to approve the Executive Session Meeting Minutes of June 4, 2026 ____Second ____Favor ____Opposed _____Abstain_____

_____

7. **RESOLUTION #26-6-183 – 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.

***MOTION*** to adopt Resolution #26-6-183_____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

8. **RESOLUTION #26-6-184 – Authorizing the Appointment of Edward Zuza as Probationary Police Officer in the Montgomery Township Police Department**

**BE IT RESOLVED** that Edward Zuza is hereby appointed Probationary Police Officer effective June 15, 2026 at a salary of $83,070.00.

***MOTION*** to adopt Resolution #26-6-184_____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

9. **OATH OF OFFICE – Police Officer - Edward Zuza**

10. **PRESENTATION – Village Elementary – 250th Art Display**

11. **PRESENTATION – The Bank of Princeton, Financial Literacy Program – Roberto Rivera**

12. **PRESENTATION – Resident Resources Guide – Girl Scout Gold Award, Angelina Busch**

13. **TOWNSHIP COMMITTEE REPORTS**

14. **ADMINISTRATOR'S REPORT**

15. **LEGAL UPDATES**

16. **PUBLIC COMMENT –** Members of the public wishing to address the Township Committee on matters pertaining to the Township will be limited to three minutes per person. If comments are similar to those already stated, please indicate your support or opposition. Groups are asked to select a spokesperson.

17. **ORDINANCES – INTRODUCTION AND FIRST READING**

There are no ordinances for introduction.

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18. **ORDINANCES – PUBLIC HEARING/FINAL ADOPTION**

A. **ORDINANCE #26-1779 – An Ordinance Amending Section 1, Chapter 16, Land Development, Subsection 1.5, "Prohibiting Uses," Prohibiting Data Centers and Detention Centers Within Its Geographical Boundaries and Amending Subsection 2.1 "Definitions" of the Code of the Township of Montgomery (1984)**

***MOTION*** to CLOSE the Public Hearing _____ Second _____

**BE IT RESOLVED** by the Township Committee of the Township of Montgomery that the foregoing ordinance be hereby adopted this 18th day of June, 2026 and that the ordinance summary be published on the Township's website in accordance with P.L. 2025, c.72.

***MOTION*** to adopt Ordinance #26-1779 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

19. **RESOLUTIONS**

A. **RESOLUTION #26-6-185 – Authorizing Shared Services Agreement with the Borough of Peapack and Gladstone for Chief Financial Officer, Tax Collector, Qualified Purchasing Agent and Other Accounting-Related Services**

**WHEREAS**, the "Uniform Shared Services and Consolidation Act" N.J.S.A. 40A:65-1 through 40A:65-35 (the "Act"), authorizes local units of this State to enter into a contract with any other local unit or units for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction; and

**WHEREAS**, the Parties have identified an area where working together through shared services will result in positive outcomes for both municipalities; and

**WHEREAS,** the parties have entered into shared service agreements for the terms July 1, 2020 to June 30, 2023 and July 1, 2023 to June 30, 2026; and

**WHEREAS,** the Parties wish to continue the Shared Services Agreement ("Agreement") for Chief Financial Officer ("CFO"), Tax Collector ("TC"), Qualified Purchasing Agent ("QPA") and other Accounting-related services; and

**WHEREAS,** Montgomery Township has agreed to continue providing the Borough of Peapack and Gladstone, effective July 1, 2026 to June 30, 2029, with the services of its CFO, TC, QPA, and other Accounting-related services, pursuant to the terms and conditions set forth in the Shared Services Agreement between the Parties.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, Somerset County, New Jersey, that the Township Committee hereby approves the Township's continued participation in the Shared Services Agreement with the Borough of Peapack & Gladstone for CFO, TC, QPA, Payroll and other Accounting-related services.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are authorized and directed to execute the shared services agreement.

**BE IT FURTHER RESOLVED** that a copy of the Shared Services Agreement will be available, pursuant to N.J.S.A. 40A:65-5.b., at the office of the Township Clerk for public inspection.

***MOTION*** to adopt Resolution #26-6-185 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

B. **RESOLUTION #26-6-186 – Authorizing Renewal of Plenary Retail Consumption, Plenary Retail Distribution, and Club Liquor Licenses for 2026-2067**

**WHEREAS**, applications have been received for three (3) Plenary Retail Consumption Licenses, two (2) Plenary Retail Distribution Licenses, and three (3) Club Licenses; and

**WHEREAS**, these applications have been made to the State of New Jersey, Division of Alcoholic Beverage Control and filing fees have been paid to the Township and to the State of New Jersey, Division of Alcoholic Beverage Control; and

**WHEREAS**, the Health Officer, the Police Chief and Fire Inspector have inspected the applicants' property and have approved them as per reports filed with the Township Clerk; and

**WHEREAS**, no objections have been filed with the Township Clerk; and

**WHEREAS**, said applications have been examined by the Township Clerk and the Township Clerk finds that:

- The applicants electronically submitted application forms to the State of New Jersey, Division of ABC and are complete in all respects.

- The applicants are qualified to be licensed according to all statutory, regulatory and Local Government Alcoholic Beverage Control Laws and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Township Clerk is hereby instructed to issue the following Alcoholic Beverage Control Licenses for the year 2025-2026:

**PLENARY RETAIL CONSUMPTION**

| | |
|---|---|
| 1813-33-002-017 | AJA Montgomery, LLC |
| 1813-33-003-005 | Princeton Innkeepers, Inc. (dba The Tigers Tale) |
| 1813-33-013-001 | Clubcorp NV I, LLC (dba Cherry Valley Country Club) |

**PLENARY RETAIL DISTRIBUTION**

| | |
|---|---|
| 1813-44-001-010 | AKP Spirit, Inc. (dba Skillman Wine & Liquor) |
| 1813-44-010-004 | Shradha, LLC (dba Montgomery Discount Wine Market) |

**CLUB LICENSES**

| | |
|---|---|
| 1813-31-004-001 | The Bedens Brook Club |
| 1813-31-006-001 | Montgomery Tennis Patrons Associates (dba Nassau Tennis) |
| 1813-31-005-001 | Princeton BPO Elks 2129 |

***MOTION*** to adopt Resolution #26-6-186 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

C. **RESOLUTION #26-6-187 – Authorizing Renewal of Inactive Plenary Retail Consumption Liquor License for 2026-2027 – Skillman Hospitality, LLC**

**WHEREAS**, applications have been received for an inactive Plenary Retail Consumption License, Skillman Hospitality, LLC; and

**WHEREAS**, on January 16, 2024, Governor Philip D. Murphy signed legislation (S-4265/A-5912), which amended N.J.S.A. 33:1-12.39 effective August 1, 2024 providing that an inactive Class C license shall not be renewed if it has not been actively used in connection with the operation of a licensed premises within two consecutive license terms; and, if the license remains inactive at the end of the two-year period, it will expire unless the municipal issuing authority extends the period and renews the license for an additional year; and

**WHEREAS,** pursuant to the terms of the new law and concurrent with the effective date, August 1, 2024, inactive Class C licenses are no longer able to petition the Director for good cause to receive 12.39 relief in order for the municipal issuing authorities to renew inactive licenses; and

**WHEREAS,** applications have been made to the State of New Jersey, Division of Alcoholic Beverage Control and filing fees have been paid to the Township and to the State of New Jersey, Division of Alcoholic Beverage Control; and

**WHEREAS,** the Health Officer, the Police Chief and Fire Inspector have approved them as per reports filed with the Township Clerk; and

**WHEREAS**, no objections have been filed with the Township Clerk; and

**WHEREAS**, said applications have been examined by the Township Clerk and the Township Clerk finds that:

- The applicant electronically submitted application forms to the State of New Jersey, Division of Alcoholic Beverage Control and are complete in all respects.

- The applicant is qualified to be licensed according to all statutory, regulatory and Local Government Alcoholic Beverage Control Laws and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Township Clerk is hereby instructed to renew the following inactive Alcoholic Beverage Control License for the year 2026-2027:

**PLENARY RETAIL CONSUMPTION**

1813-33-015-002 Skillman Hospitality, LLC

***MOTION*** to adopt Resolution #26-6-187 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

D. **RESOLUTION #26-6-188 – Authorizing Renewal of Inactive Plenary Retail Consumption Liquor Licenses for 2026-2027 – MTC Restaurant I, MTC Restaurant II, MTC Restaurant III and Plenary Retail Distribution Liquor License – MTC Restaurant IV**

**WHEREAS**, applications have been received for three (3) inactive Plenary Retail Consumption Licenses, MTC Restaurant I, MTC Restaurant II, and MTC Restaurant III, and

**WHEREAS**, an application has been received for one (1) inactive Plenary Retail Distribution License, MTC Restaurant IV; and

**WHEREAS**, on January 16, 2024, Governor Philip D. Murphy signed legislation (S-4265/A-5912), which amended N.J.S.A. 33:1-12.39 effective August 1, 2024 providing that an inactive Class C license shall not be renewed if it has not been actively used in connection with the operation of a licensed premises within two consecutive license terms; and, if the license remains inactive at the end of the two-year period, it will expire unless the municipal issuing authority extends the period and renews the license for an additional year; and

**WHEREAS,** pursuant to the terms of the new law and concurrent with the effective date, August 1, 2024, inactive Class C licenses are no longer able to petition the Director for good cause to receive 12.39 relief in order for the municipal issuing authorities to renew inactive licenses; and

**WHEREAS**, three inactive Plenary Retail Consumption Licenses, MTC I, II, and III are due to expire June 30, 2026, however, per New Jersey Division of Alcoholic Beverage Control Advisory Notice AN 2025-01, municipalities may consider and balance certain factors to demonstrate whether a licensee has taken significant steps to activate the license; and

**WHEREAS,** factors to consider in determining whether the licensee is demonstrating active use status include, but are not limited to:

Whether the license holder has retained professionals to assist in activating the license (e.g., planners, architects, attorneys, developers):

Whether the license holder has applied for all necessary federal, State and local permits needed to open a licensed establishment; and

Whether the license holder has entered into a lease agreement for the property where the license will be sited, or whether the license holder has purchased the property where the license will be sited; and

Whether construction of the project where the license will be sited has commenced and the current and the current status of the construction; and

Whether the license holder has made a significant and concrete financial investment toward activation of the license at a premises.

**WHEREAS**, MTC Restaurant I, LLC (1813-33-009-002) is under contract to be sold to McLoone's Montgomery, LLC which plans to operate a restaurant doing business as Robinson Ale House; Robinson Ale House has an active lease with SJC Ventures; the shell building where the license will be sited is fully complete; and tenant interior build-out scheduled to commence this summer with opening Spring of 2027; and

**WHEREAS,** MTC Restaurant II, LLC (1813-33-011-002) is under contract to be sold to Meximodo Montgomery, LLC which plans to operate a modern Mexican restaurant doing business as Meximodo, Cocina Mexicana & Tequila Bar; Meximodo has an active lease with SJC Ventures; shell building is scheduled to be completed in the Summer 2026; and tenant interior build-out scheduled for Winter 2026 with opening Summer 2027; and

**WHEREAS**, MTC Restaurant III, LLC (1813-33-012-002) is to be utilized as part of Phase 2 of the Montgomery Promenade project for which plans have been approved by the Township with construction to commence in early 2027; SJC Ventures is in talks with several restauranteurs for this license and will become the anchor for this project; and

**WHEREAS,** applications have been made to the State of New Jersey, Division of Alcoholic Beverage Control and filing fees have been paid to the Township and to the State of New Jersey, Division of Alcoholic Beverage Control; and

**WHEREAS,** the Health Officer, the Police Chief and Fire Inspector have approved them as per reports filed with the Township Clerk; and

**WHEREAS**, no objections have been filed with the Township Clerk; and

**WHEREAS**, said applications have been examined by the Township Clerk and the Township Clerk finds that:

- The applicant electronically submitted application forms to the State of New Jersey, Division of Alcoholic Beverage Control and are complete in all respects.

- The applicant is qualified to be licensed according to all statutory, regulatory and Local Government Alcoholic Beverage Control Laws and Regulations.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Township Clerk is hereby instructed to renew the following Pocket Plenary Retail Consumption Licenses as interim active use for the term 2026-2027 as the license holder has demonstrated significant action to activate the licenses:

**PLENARY RETAIL CONSUMPTION**

| | |
|---|---|
| 1813-33-009-002 | MTC Restaurant I, LLC |
| 1813-33-011-002 | MTC Restaurant II, LLC |

**BE IT FURTHER RESOLVED**, the following license is approved subject to the condition that the license shall be sited at the approved location on or before May 31, 2027 and failure to do so may subject the license to further review or action by the Township:

| | |
|---|---|
| 1813-33-012-002 | MTC Restaurant III, LLC |

**BE IT FURTHER RESOLVED,** the Township Clerk is hereby instructed to renew the following pocket Plenary Retail Distribution License for the term 2026-2027:

**PLENARY RETAIL DISTRIBUTION**

| | |
|---|---|
| 1813-44-014-001 | MTC Restaurant IV, LLC |

***MOTION*** to adopt Resolution #26-6-188 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

E. **RESOLUTION #26-6-189 – Authorizing Award of BID #B04-2026 – 2026 Retrofits to Stormwater Basins (Catbriar Court and Red Fox Run Court)**

**WHEREAS**, the following bids for the 2026 Retrofits to Stormwater Basins were received and publicly opened on June 5, 2026 at 11:00 a.m.:

| | Catbriar Court Basin | | Red Fox Court Basin | | Combined | |
|---|---|---|---|---|---|---|
| **Bidders** | **Base Bid** | **Base Bid + Alt.** | **Base Bid** | **Base Bid + Alt.** | **Base Bid** | **Base Bid + Alt.** |
| **KDP Developers, Inc.** | $226,086.10 | $236,411.10 | $157,024.12 | $160,049.12 | **$383,110.22** | **$396,460.22** |
| **Capela Construction Inc.** | $325,677.00 * | $374,552.00 * | $238,311.00 * | $262,511.00 * | **$563,988.00 *** | **$637,063.00 *** |
| **Resilientseas, LLC** | $459,631.45 * | $480,738.95 | $292,032.98 * | $294,452.98 * | **$751,664.43 *** | **$775,191.93 *** |
| **TC Landscape Construction Group, Inc.** | $503,411.00 | $525,541.00 | $273,017.45 | $280,156.45 | **$776,428.45** | **$805,697.45** |

*corrected total bid amount

**WHEREAS**, mathematical errors were identified in the bids by Capela Construction Inc. and Resilientseas, LLC. Based on the Township's review and recalculation of the extended totals in accordance with the Bid Specifications, the corrected bids are listed above; and

**WHEREAS**, it is the recommendation of the Purchasing Agent and the Township Engineer that KDP Developers, Inc. be awarded the bid, it being the lowest responsible bidder; and

**WHEREAS**, a certificate as to the availability of funds provided by the Chief Financial Officer shall be on file in the office of the Township Clerk; and

**WHEREAS**, funding for this project is available through the Engineering Department NJDEP Grant account number: 02-213-41-728-000, and capital account number: 04-215-55-901-1730C.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery Township Committee that the contract for the 2026 Retrofits to Stormwater Basins is hereby awarded to KDP Developers, Inc. in the amount of $396,460.22, including base bid plus alternates, with a principal business address of:

KDP Developers, Inc.
424 Coventry Drive
Phillipsburg, NJ 08865

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign said contracts.

***MOTION*** to adopt Resolution #26-6-189 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

F. **RESOLUTION #26-6-190 – A Resolution of Support Confirming Left Turn Prohibitions at the Driveway Entrance to The Somerset at Montgomery, Block 29002, Lot 45, Township of Montgomery, New Jersey**

**WHEREAS**, The Somerset at Montgomery apartment complex was recently constructed and included reuse of an existing entrance/exit driveway along Route 206, which is located north of Village Drive; and

**WHEREAS**, the entrance/exit driveway was approved by the New Jersey Department of Transportation Permit # SC-206-C-25244-2020; and

**WHEREAS**, the Somerset at Montgomery has been working with the New Jersey Department of Transportation, Division of Traffic Engineering to resolve a traffic striping matter at the driveway where a painted traffic island was installed, which would normally prohibit certain turning movements; and

**WHEREAS,** the Somerset at Montgomery and the New Jersey Department of Transportation, Division of Traffic Engineering have determined that in order to correct the striping issue, a no left turn restriction is required during peak hours from the driveway onto Route 206 southbound; and

**WHEREAS**, in order to legally establish these turn prohibitions, the New Jersey Department of Transportation is required to promulgate a Traffic Regulation Order (TRO); and

**WHEREAS**, an initial step in the TRO process is to receive a Resolution of support from the municipal governing body; and

**WHEREAS**, the Township Engineer and Police Department have reviewed the driveway and have recommended the adoption of the resolution requested by New Jersey Department of Transportation, Bureau of Traffic Engineering.

**NOW, THEREFORE, BE IT RESOLVED** the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby concurs with the New Jersey Department of Transportation, Division of Traffic Engineering that the following turn prohibitions be established:

Route 206 Turn Prohibitions: no person shall make a left turn at any location listed and only in the manner described:

| **Intersection/Location** | **Turn Prohibited** | **Movement Prohibited** |
|---|---|---|
| Route US 206 and the exit driveway of the Somerset at Montgomery, Block 29002, Lot 45, approximately located at Route 206, mile post 58.34 | Left Turns (Monday thru Friday 7-9 AM and 4-7 PM) | from the exit driveway of the Somerset at Montgomery onto Route 206 Southbound |

**BE IT FURTHER RESOLVED**, that the Township of Montgomery concurs that any approved traffic regulations in conflict with or inconsistent with the provisions of this Resolution be rescinded upon approval of the Traffic Regulation Order.

**BE IT FURTHER RESOLVED** that the Township Clerk is hereby authorized and directed to send copies of this resolution to New Jersey Department of Transportation, Attn: Jaime Oplinger, Director, Division of Traffic Engineering, PO BOX 600, Trenton, NJ 08625-0600

***MOTION*** to adopt Resolution #26-6-190 _____ Second _____

**ROLL CALL VOTE:**

| **COMMITTEE MEMBER** | **YES** | **NO** | **ABSTAIN** | **ABSENT** |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

G. **RESOLUTION #26-6-191 – 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 |
|---|---|---|---|---|
| 39667110 (LC-103746) | Montgomery Crossing Phase 1 Performance Guarantee | Sharbell Building Co. LLC | **07/01/2026** | **07/01/2027** |
| 39667107 (LC-103747) | Montgomery Crossing Phase 1 Safety & Stabilization Guarantee | Sharbell Building Co. LLC | **07/01/2026** | **07/01/2027** |
| 39667108 | Montgomery Crossing Phase 1A Safety & Stabilization Guarantee | Sharbell Building Co. LLC | **07/01/2026** | **07/01/2027** |
| Cash | 51 Remy Court, Block 6001 Lot 40.09 Landscape Performance Guarantee | Judith Reba | **07/13/2026** | **07/13/2027** |
| LC-103749 | Montgomery Crossing Phase 2 Safety & Stabilization Guarantee | Sharbell Building Co. LLC | **07/31/2026** | **07/31/2027** |
| LC-103750 | Montgomery Crossing Phase 3 Safety & Stabilization Guarantee | Sharbell Building Co. LLC | **07/31/2026** | **07/31/2027** |
| Cash | Princeton Airport Hangar #4, Phase 1 Performance Guarantee | DKN Associates/Princeton Aero Corp. | **08/04/2026** | **08/04/2027** |
| SU1204857 | RPM Age Restricted Affordable Rental Apartments Performance Guarantee | Headquarters Drive Urban Renewal Associates, L.P. | **08/06/2026** | **08/06/2027** |

| Guarantee Number | Development | Developer | Old Completion Date | New Completion Date |
|---|---|---|---|---|
| SU1204857 | RPM Age Restricted Affordable Rental Apartments<br>Safety and Stabilization Guarantee | Headquarters Drive Urban Renewal Associates, L.P. | **08/06/2026** | **08/06/2027** |
| 108084595 | Carrier Clinic Adolescent Patient Unit, Family Resource Training Center, Relocation of Administrative Offices and Site Work<br>Safety and Stabilization Guarantee | HMH Carrier Clinic, Inc. | **08/08/2026** | **08/08/2027** |
| 108084633 | Carrier Clinic Adolescent Patient Unit, Family Resource Training Center, Relocation of Administrative Offices and Site Work<br>Landscaping Buffer Guarantee | HMH Carrier Clinic, Inc. | **08/08/2026** | **08/08/2027** |
| 103755 | Montgomery Crossing Phase 2<br>Performance Guarantee | Sharbell Building Company, LLC | **08/31/2026** | **08/31/2027** |
| Cash | Montgomery Crossing Phase 1A<br>Landscaping Buffer Guarantee | Sharbell Building Company, LLC | **09/13/2026** | **09/13/2027** |

***MOTION*** to adopt Resolution #26-6-191 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

H. **RESOLUTION #26-6-192 – Authorizing Contract Extension #1 for Chemicals for Wastewater Treatment**

**WHEREAS**, Resolution #25-6-215 adopted June 19, 2025 authorized a contract award for chemicals for wastewater treatment for one-year effective July 1, 2025 to June 30, 2026 with the option to extend for two additional one-year terms to the following:

- Coyne Chemical Co., Inc. – Sodium Bisulfite, CES PACL 2000 & PACL 2040 and Hydrated Lime,
- Miracle Chemical Company - Sodium Hypochlorite(Bulk)
- Evoqua Water Technologies - Bioxide AQ
- Univar Solutions – Custom Blended Alkali
- PVS Minibulk, Inc. – Sodium Hydroxide

**WHEREAS**, it is the recommendation of the Purchasing Agent and the Director of Wastewater Operations to extend the contract for a one-year term effective July 1, 2026 to June 30, 2027 with Evoqua Water Technologies, Miracle Chemical Company, PVS Minibulk, Inc. and Univar Solutions; and

**WHEREAS**, N.J.S.A. 40A:11-15 provides that the contract shall be awarded by resolution of the governing body upon a finding by the governing body that the services are being performed in an efficient manner; no such contract shall be extended so that it runs for more than a total of five consecutive years; any price change included as part of the extension shall be based upon the price of the original contract as cumulatively adjusted pursuant to any previous adjustment or extension and shall not exceed the change in the index rate for the twelve (12) consecutive months preceding the most quarterly calculation available at the time the contract is renewed; and the terms and conditions of the contract remain substantially the same; and

**WHEREAS**, the contract will not exceed the following amounts for the extended year effective July 1, 2026 through June 30, 2027:

Evoqua Water Technologies, 2650 Tallevast Road, Sarasota, FL 34243 in the amount of $3.58/gal NTE $89,500 for Bioxide AQ.

PVS Minibulk, Inc., 10900 Harper Avenue, Detroit, MI, 48213 in the amount of $138,250.00 for Sodium Hydroxide;

Univar Solutions, 200 Dean Slavers Place, Morrisville, PA 19067-3614 in the amount of $70,000; for Custom Blended Alkali; and

Miracle Chemical Company, 1151 B NJ-33, Farmingdale, NJ 07727 in the amount $32,625.00 for Sodium Bisulfite; and $50,645.00 for Sodium Hypochlorite.

**WHEREAS,** the Chief Financial Officer has certified that funds are available in account numbers: 07-201-55-542-232, 07-201-55-543-232, 07-201-55-546-232, 07-201-55-547-232.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby approves a one-year contract extension with Evoqua Water Technologies, PVS Minibulk, Inc., Univar Solutions, and Miracle Chemical Company for chemicals for wastewater treatment effective July 1, 2026 to June 30, 2027 pursuant to the amounts stated above.

***MOTION*** to adopt Resolution #26-6-192 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

20. **CORRESPONDENCE**

There is no correspondence.

21. **NEW AND UNFINISHED BUSINESS**

a. Request from Bloomberg, 100 Business Park Drive, Skillman to relax construction hour restriction

22. **FUTURE AGENDA ITEMS**

There are no items listed.

23. **RESOLUTION #26-6-193 –- 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:

   - Contract Negotiations: a. SOA Contract
   - Litigation: a. Docket No. SOM-L-153-25 (Affordable Housing)
   - Real Property: a. Potential Property Acquisition

3. The Township Committee will return to Regular Session and may take further action.

4. 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.

5. This Resolution shall take effect immediately.

***MOTION*** to adopt Resolution #26-6-193 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

***MOTION*** to close Executive Session and open Regular Session _____ Second _____ Favor ____ Opposed _____

24. **RESOLUTION #26-6-194 – Approving Affordable Housing Fourth Round Settlement Agreement with Fair Share Housing Center**

**WHEREAS,** on March 20, 2024, Governor Murphy signed P.L. 2024, c.2., into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act (the "Fair Housing Act"); and

**WHEREAS,** the Township of Montgomery (the "Township" or "Montgomery") filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action pursuant to the requirements set forth in the Fair Housing Act on January 29, 2025; and

**WHEREAS**, the Honorable William G. Mennen, J.S.C., entered an Order on March 27, 2025, setting the Township's Fourth Round fair share obligations, and authorizing the Township to proceed with preparation and adoption of a proposed Housing Element and Fair Share Plan ("HEFSP"); and

**WHEREAS**, the Township Land Use Board adopted its HEFSP on June 26, 2025 ("Fourth Round HEFSP"), and the Township Committee endorsed said HEFSP via Resolution 25-7-226; and

**WHEREAS,** E. Kahn Development Corp filed an interested party notice letter and preemptive challenge with the Program on August 29, 2025; and

**WHEREAS**, Montgomery Neighbors United filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's Adopted HEFSP on August 29, 2025; and

**WHEREAS**, Fair Share Housing Center ("FSHC") filed a challenge to request additional documentation pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's Adopted HEFSP on September 2, 2025; and

**WHEREAS**, Savemontgomery.org filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's Adopted HEFSP on September 2, 2025; and

**WHEREAS**, the parties participated in Program directed settlement conferences and discussions but failed to reach a settlement within the confines of the Program; and

**WHEREAS**, the Township advised of the intention to amend the HEFSP to remove a property from its compliance plan, which property was the subject of challenge by Savemontgomery.org and Montgomery Neighbors United; and

**WHEREAS**, at the Program Hearing, Joshua Bauers, Esq. of the FSHC noted that the proposed amendments to the Township's plan may be compliant, but he needed to review the supporting documentation to confirm; and

**WHEREAS,** the Program entered a decision on March 4, 2026, recommending the Court establish a process whereby the Township be given time to present its proofs, and the challengers be given an opportunity to contest or refute those offerings; and

**WHEREAS**, the Honorable William G. Mennen, J.S.C., entered an Order on March 5, 2026, accepting the recommendations of the Program; and

**WHEREAS**, the Township's Affordable Housing Planner prepared the "Amended Fourth Round Housing Element & Fair Share Plan" ("Amended Plan") which Amended Plan was filed with the court on March 11, 2026; and

**WHEREAS**, FSHC has reviewed the Amended Plan and advised the court that they found it to be compliant subject to certain conditions; and

**WHEREAS,** the Township Committee and FSHC are desirous of entering into a written agreement to confirm the terms of the settlement.

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

1. The Mayor and Clerk, together with other appropriate officers and employees of the Township, are hereby authorized to execute a written settlement agreement with Fair Share Housing Center consistent with the terms set forth in the Amended Fourth Round Housing Element & Fair Share Plan adopted by the Township Planning Board on March 9, 2026; in a form to be approved by the Township Attorney.

2. The Township hereby authorizes and directs the Township Attorney to file the executed written settlement as directed by the court.

***MOTION*** to adopt Resolution #26-6-194 _____ Second _____

**ROLL CALL VOTE:**

| COMMITTEE MEMBER | YES | NO | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Martin | | | | |
| Ahn | | | | |
| Taylor Todd | | | | |
| Barragan, Deputy Mayor | | | | |
| Singh, Mayor | | | | |

25. **ADJOURNMENT**

***MOTION*** to adjourn _____ Second _____ Favor _____ Opposed