MONTGOMERY TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES
THURSDAY, JUNE 18, 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 7:02 p.m.

ROLL CALL: The following were present: Mayor, Neena Singh; Committee Member, Patricia Taylor Todd, Esq.; Committee Member, Dennis Ahn (arrived at 7:59 p.m.); Committee Member, Mike Martin

ABSENT: Deputy Mayor, Vince Barragan

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.

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

At this time, Mayor Singh announced that Deputy Mayor Barragan tendered his resignation from the Township Committee effective June 18, 2026 and extended gratitude and well wishes in future endeavors.

Mayor Singh asked for a nomination for Deputy Mayor.
Committee Member Ahn nominated Committee Member Taylor Todd, seconded by Martin.
ROLL CALL
AYES: Martin, Ahn, Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

Mayor Singh administered the Oath of Office to Committee Member Taylor Todd.

CONSENT AGENDA

Mayor Singh asked for a motion to adopt the Consent Agenda, Resolutions #26-6-177 to Resolution #26-6-182.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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.

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.

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.

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.

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.

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.

APPROVAL OF MINUTES

Deputy Mayor Taylor Todd moved to approve the Regular Meeting Minutes of June 4, 2026, seconded by Ahn and carried unanimously.

Deputy Mayor Taylor Todd moved to approve the Executive Session Meeting Minutes of June 4, 2026 seconded by Ahn and carried unanimously.

Resolution #26-6-183. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-183.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #26-6-183

PAYMENT OF BILLS

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.

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.

At this time, Montgomery Township Police Chief, Silvio Bet, spoke of background, qualifications, training and education of Officer Zuza.

OATH OF OFFICE - Mayor Singh administered the Oath of Office to Patrol Officer Edward Zuza.

PRESENTATION – Village Elementary – 250th Art Display – Susan Lacy, Principal; Village Elementary School; Dr. Amy Monaco, Supervisor of Language Arts and Social Studies, Village Elementary School and Orchard Hill School; and third grade students at Village Elementary School were in attendance to share their school-wide "Star Spangled Challenge" in recognition of the nation's 250th anniversary that included the following:

- The Mission – to create artwork depicting one aspect of America
- Themes - Landscapes & Symbols, American Culture, and Freedom for All
- The Vote
- Winning Pieces – 1st Place: Mrs. Potter's 3rd grade class; 2nd Place: Mrs. Bonnet's 3rd grade class; 3rd Place: Mrs. Hart Dorn's 4th grade class
- Explanations of projects by 3rd graders: Lucas, Gabriel and Clara
- Prepared Statement by 4th grader, Vivian
- Artwork display in the Library, Montgomery Branch

During the presentation, Principal Lacy extended gratitude to Mayor Singh for her visit with 4th graders as part of their civics unit on local government.

PRESENTATION – Financial Literacy Program – Roberto Rivera, Branch Manager, The Bank of Princeton, shared a PowerPoint presentation presented to the students at Montgomery Middle School on budgeting, investing and savings.

TOWNSHIP COMMITTEE REPORTS

Committee Member Martin reported no updates for his Committees but commended the collaborative effort of the Lower Middle School ("LMS") and the Stoutsburg Sourland African American Museum (SSAAM) for "Crossroads: Journeying Through Montgomery's History" Living Museum initiative in celebration of the nation's 250th anniversary which he and Mayor Singh attended on June 12. Committee Member Martin acknowledged LMS Principal, Lisa Romano, for her outstanding work and encouraged community attendance at the upcoming Fireworks and Rev250th celebration on June 25.

Committee Member Ahn extended gratitude to Deputy Mayor Barragan for all of his leadership, dedication and financial expertise while serving on the Township Committee; congratulated Committee Member, Patricia Taylor Todd, on her appointment as Deputy Mayor; and commented on the recent resignation of Lori Huff from the Municipal Alliance. Committee Member Ahn reported that planning is underway with the Economic Development Commission for Restaurant Week in September; that the Farmers' Market is held every Saturday at the Municipal Center; wished all a Happy Juneteenth and 250th to our nation; and spoke about the greatness of our country.

Deputy Mayor Taylor Todd voiced delight for the Village Elementary students in attendance this evening, extended congratulations to all for their creativity, and encouraged community members to visit the artwork display in the Library. Deputy Mayor Taylor Todd reported on a meeting of the Board of Health advising that work continues on implementation of recommendations from the Age-Friendly Survey and in conjunction with the Plan4Health grant. Deputy Mayor Taylor Todd continued that the Open Space Committee met but no updates to report at this time; acknowledged the expertise and impact of former Deputy Mayor, friend and colleague, Vince Barragan while serving the community; wished all a Happy Juneteenth; and encouraged attendance at SSAAM's Juneteenth event this Saturday.

Mayor Singh reported on her attendance at events including Hackensack Meridian Carrier Clinic's grand opening, of its new Adolescent Building, June 5; Oops Art Studio ribbon cutting also on June 5; Trails Day, June 6; Boy Scout Troop 46 annual Strawberry Festival, June 7; Lower Middle School Crossroads: Journeying through Montgomery's History Living Museum event, June 12; RunwithRotary event, June 14 with the Mayor's Wellness team placing third for the Team Challenge with a $150 donation award to the Montgomery Food Pantry; and local Montgomery business, Arohak, 10th anniversary celebration at the Atrium at 23 Orchard. Mayor Singh reported on a visit by representatives from the New Jersey Department of Environmental Protection Agency's Blue Acres Program, June 16 and announced the following upcoming events Blood Drive (June 21); NJ Motor Vehicle Commission Mobile Unit (June 23) and the Township's Fireworks and Rev250th Celebration (June 25).

During the Mayors' report, Mayor Singh advised that the Somerset County Cultural Heritage Commission is seeking art submissions for the 2026 Senior Art Show by July 13.

Mayor Singh echoed the previous sentiments of Committee Members regarding former Deputy Mayor Barragan's dedication and commitment to serving this community and extended well wishes for his future endeavors.

ADMINISTRATOR'S REPORT

Administrator Savron announced that there will be a special "Meet and Greet" with Re-enactors including Generals Washington and Rochambeau and William Stives at the Fireworks event from 6:00 p.m. to 6:45 p.m.

Administrator Savron provided an update on the status of the Permit Efficiency Study reporting on a meeting with the Department of Community Affairs where it was recommended that the Township solicit feedback from the community regarding its permit process. Administrator Savron continued that a very brief survey will be released shortly to permitees through the GovPilot program seeking input regarding their permit experience; any difficulties with the process; and any recommended changes.

Administrator Savron provided a brief recap of the Township's initiative to launch the online permitting and licensing resident portal through GovPilot and noted that a July launch date is still on schedule. Administrator Savron continued to explain that work is underway to create a flowchart detailing the permit process for resident use.

Regarding Transportation initiatives, Administrator Savron shared that results from the Transportation Survey are being analyzed by staff, Committee Member Martin and Mayor Singh. Administrator Savron noted that the Township has had a lot of ongoing assistance from NJ Transit through this process and a meeting has been scheduled for Tuesday to review the data to date. Administrator Savron added that Somerset County Division of Transportation has announced a public hearing on Wednesday, July 8, 10:00 a.m. at 27 Warren Street, Somerville, for public comment and that Montgomery will be in attendance in addition to submitting written comments. Administrator Savron also commented that 92% of Montgomery residents reported experiencing some issue with the County paratransit system.

Administrator Savron reported that a meeting is scheduled with the YMCA regarding the results of its market study and an update will be forthcoming at the July meeting.

Administrator Savron recapped the designation of 23 Orchard as an area in need of redevelopment months back per the recommendation based on the Planning Board study and advised that during the time of the study, the Planning Board determined the need for an economic development consultant to assist with the creation of the redevelopment plan for that property. Administrator Savron continued that interviews for a planning consultant are underway.

Administrator Savron reported that training is in process regarding grant management for the $1.3 million dollar grant award for improvements at the Otto Kaufman Community Center and Senior Center and that a space planner has been hired, funded by the Age-Friendly Grant, to evaluate additional space for the Seniors.

Administrator Savron shared that the Township received a grant from Somerset County for the creation of a large Unity Tree mural comprised of 4-inch by 4-inch tiles. Administrator Savron continued that there will be four tile painting workshops throughout the summer, through the collaboration of the Library; local arts studio, Oops Art, and the Township in which residents can paint a tile. Pre-registration is available and walk-ins are welcome. Administrator Savron continued that information is available on the Township website.

At this time, Committee Member Martin encouraged residents to participate in the Unity Tree Mural and be a part of Montgomery's legacy. Mayor Singh announced that parking passes for the Fireworks event are available for pickup at the Otto Kaufman Community Center.

LEGAL UPDATES

Attorney Rubinstein Quiroga reported no updates.

PRESENTATION – Resident Resources Guide - Girl Scout Gold Award, Angelina Busch – Angelina Busch presented the final "New Residents Welcome Guide/Community Resources Guide" she developed as part of her Girl Scout Gold Award that included the following:

- Welcome and Information
- Emergency Services
- Housing and Utilities
- Healthcare and Mental Health
- Community Connections
- Social Services and Support
- Senior Services
- Local Amenities and Recreation
- Transportation
- Emergency Preparedness
- Important Phone Numbers

PUBLIC COMMENT

The following members of the public spoke during Public Comment:

Catherine Gural, a Montgomery resident, recognized Deputy Mayor Barragan for all of his hard work, dedication and assistance and extended gratitude and well wishes to him. C. Gural also praised the Gold Award initiative presented earlier in the meeting agenda.

Mary Reece, a Montgomery resident and Chair of the Environmental Commission, commended Deputy Mayor Barragan for his efforts while serving on the Township Committee and also extended gratitude and well wishes.

ORDINANCES – INTRODUCTION/FIRST READING

There were no ordinances for introduction.

ORDINANCES – PUBLIC HEARING/FINAL ADOPTION

Mayor Singh read by title 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)

Mayor Singh asked for a motion to open the public hearing.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
Motion carried unanimously

The following members of the public spoke during Public Comment:

Craig Gianetti Esq. of the law firm, Day Pitney, LLP, representing E Kahn Development, LLC/Kenvue Property, spoke in opposition to the ordinance prohibiting data centers.

Dawn Cohen, a Montgomery resident, voiced support for the ordinance prohibiting data and detention centers and spoke about the implications of actions taken by the Roxbury governing body regarding same.

Mary Reece, a Montgomery resident, also spoke in favor of the ordinance and about environmental impacts.

Nancy Herrington, a Montgomery resident, passionately expressed opposition to data and detention centers and spoke in favor of the ordinance.

Mike Pisauro, Esq., Policy Director of the Watershed Institute, voiced support for the ordinance and spoke of the financial and environmental impacts of data centers.

Jenny Psaki, a Cranford resident, also commented about the environmental impacts of data centers and voiced support for the ordinance.

Kendra DiPaola, a Montgomery resident, thanked Committee Members for the ordinance and reiterated sentiments of previous speakers regarding opposition to data and detention centers and support for the ordinance.

Mayor Singh asked for a motion to close the public hearing and adopt Ordinance #26-1779 on final consideration same to be published according to law.

ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None
ORDINANCE ADOPTED

Ordinance published May 14, 2026 in digital format on the Public Notices page of the Montgomery Township website and on the Municipal bulletin board as required by law.

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, IN SOMERSET COUNTY, NEW JERSEY

WHEREAS, Montgomery Township is committed to protecting the health, safety, and general welfare of its residents; and

WHEREAS, the Township has reviewed the current zoning and land-use conditions within the municipality, including the potential impacts associated with the development and operation of data centers and detention facilities; and

WHEREAS, data centers may generate significant environmental, infrastructure, and energy-usage impacts, including but not limited to increased electrical demand, noise emissions from cooling equipment, consumption of significant quantities of water for cooling, and the potential for incompatibility with surrounding land uses; and

WHEREAS, detention facilities, including but not limited to immigration detention centers, private detention facilities, correctional facilities, or any facility used to detain individuals under federal, state, or private authority, may pose adverse impacts on surrounding communities, including public safety concerns, increased demand for emergency services, and potential environmental or economic burdens; and

WHEREAS, the Township Committee finds that prohibiting data centers and detention facilities as a permitted, accessory, or conditional use within all zoning districts is necessary to ensure the orderly development of the Township and to protect existing residential, commercial, and environmental resources; and

WHEREAS, the Township Committee desires to amend Chapter 16 of the Montgomery Township Code, titled "Land Development Ordinance," to reflect this policy determination; and

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Montgomery, in the County of Somerset, State of New Jersey, as follows: [additions in **bold underline**]

SECTION 1. Chapter 16, Land Development, Subsection 1.5 of the Code of the Township of Montgomery (1985) "Prohibited Uses", is amended to include the following:

"d. Data centers are specifically prohibited throughout Montgomery Township."

"e. Detention centers are specifically prohibited throughout Montgomery Township."

SECTION 2. Chapter 16, Land Development, Subsection 16-2.1 of the Code of the Township of Montgomery (1984) "Definitions" is amended by the addition of a new definition to read as follows:

"DATA CENTER" means a facility: (1) whose primary services are the storage, management, and processing of digital data; and (2) that is used to house computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, Internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security systems and services.
DETENTION CENTER as commonly known, is a building and/ or specialized facility established and maintained by a private or government entities for the purpose of confining and holding individuals who have been detained or are being transferred to or from a court, jail, prison and/or individuals seeking asylum, refugees and undocumented immigrants waiting for decisions regarding their immigration status or potential deportation.

SECTION 3. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Montgomery, inconsistent with the provisions of this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. This Ordinance shall take effect upon its passage and publication and filing with the Somerset County Planning Board, and as otherwise provided for by law.

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Resolution #26-6-185. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-185.
Motion by Deputy Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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.

Resolution #26-6-186. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-186.
Motion by Deputy Mayor Taylor Todd seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #26-6-186

AUTHORIZING RENEWAL OF PLENARY RETAIL CONSUMPTION, PLENARY RETAIL DISTRIBUTION, AND CLUB LIQUOR LICENSES FOR 2026-2027

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 2026-2027:

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

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Resolution #26-6-187. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-187.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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

Resolution #26-6-188. Read by title.

At this time, Municipal Clerk, Lisa Fania, advised that Amanda Taylor, Esq, representing SJC was in attendance this evening to explain the restoration of the pocket licenses to active interim status. Clerk Fania explained that these licenses are due to expire June 30 unless renewed for active interim use and that Amanda will speak about the law and the conditions for renewal.

Amanda Taylor, Esq. provided a brief explanation of the law regarding expiration of inactive licenses and the amendment to the definition of active use. A. Taylor continued that the definition was amended to interim active use setting forth conditions that demonstrate the licensee is taking significant steps to activate the licenses. A. Taylor referenced the status of each license as stated in the resolution.

Mayor Singh asked for a motion to adopt Resolution #26-6-188.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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

Resolution #26-6-189. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-189.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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.

Resolution #26-6-190. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-190.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

RESOLUTION #26-6-190

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.

_____

Resolution #26-6-191. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-191.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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	Judith Reba	**07/13/2026**	**07/13/2027**

Guarantee Number	Development	Developer	Old Completion Date	New Completion Date
	Landscape Performance Guarantee			
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**
SU1204858	RPM Age Restricted Affordable Rental Apartments 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 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 Landscaping Buffer Guarantee	HMH Carrier Clinic, Inc.	**08/08/2026**	**08/08/2027**
103755	Montgomery Crossing Phase 2 Performance Guarantee	Sharbell Building Company, LLC	**08/31/2026**	**08/31/2027**
Cash	Montgomery Crossing Phase 1A Landscaping Buffer Guarantee	Sharbell Building Company, LLC	**09/13/2026**	**09/13/2027**

Resolution #26-6-192. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-192.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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.

CORRESPONDENCE

There was no correspondence.

NEW AND UNFINISHED BUSINESS

Request from Bloomberg, 100 Business Park Drive, Skillman to relax construction hour restriction – Discussion was carried from the previous Township Committee meeting. Clerk Fania recapped Bloomberg's request for a waiver to relax construction hours for a roofing project to begin in July. Clerk Fania continued that the consensus was to request a representative from Bloomberg attend a future Township Committee meeting to provide additional information and address any concerns. Clerk Fania invited Joe Durando, Project Manager, Structure Tone, contractor for Bloomberg to the podium.

Joe Durando explained that the project is a roof replacement of all the buildings on the Bloomberg campus commencing in July to October. J. Durando provided a brief explanation of the roof composition and the noise impact due to the lack of insulation to employees during the construction. J. Durando continued that Bloomberg is requesting to start work at 3:00 p.m. to 10:00 p.m., 6 days per week to reduce disturbance to the employees.

Committee Members raised questions and concerns regarding the 10:00 p.m. stop; noise and lighting impact to neighboring properties; notification, if any, to neighboring property owners of the proposed construction, and revised work schedules or work from home possibility for employees.

J. Durando advised that there will be no lighting requiring generators, use of light stands only; that some employees will be relocated to other onsite office space; and that he had no information regarding notification to property owners of the project by Bloomberg or revised or remote work schedules.

Deputy Mayor Taylor Todd commented, "it is very hard to say yes to this when we are really not sure what impact we are saying yes to."

It was the consensus that the discussion be carried to a future meeting. Attorney Rubinstein Quiroga recommended that a Township Official follow up directly with a Bloomberg representative to relay Committee concerns regarding the noise and lighting disturbance to neighboring properties and the opposition to a 10:00 p.m. stop time.

FUTURE AGENDA ITEMS

There were no items listed.

Resolution #26-6-193. Read in full.
Mayor Singh asked for a motion to adopt Resolution #26-6-193.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL

AYES:	Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES:	None
ABSTAIN:	None
ABSENT:	None

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.

RETURN TO REGULAR SESSION

The Township Committee reconvened the regular session at 10:18 p.m. on motion by Deputy Mayor Taylor Todd, seconded by Ahn and carried unanimously.

Mayor Singh announced that there was one additional item to the meeting agenda.

Resolution #26-6-194. Read by title.
Mayor Singh asked for a motion to adopt Resolution #26-6-194.
Motion by Deputy Mayor Taylor Todd, seconded by Ahn
ROLL CALL
AYES: Martin, Ahn, Deputy Mayor Taylor Todd, Mayor Singh
NOES: None
ABSTAIN: None
ABSENT: None

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.

3. This resolution shall take effect immediately.

ADJOURNMENT

The Township Committee adjourned at 10:20 p.m. on motion by Deputy Mayor Taylor Todd, seconded by Ahn and carried unanimously.

Respectfully submitted,
Lisa Fania, RMC
Township Clerk

DATE ADOPTED: July 16, 2026