

**MONTGOMERY TOWNSHIP COMMITTEE
REGULAR MEETING
THURSDAY, SEPTEMBER 17, 2026
7:00 P.M.**

AGENDA TO THE EXTENT KNOWN

1. **MEETING CALLED TO ORDER**

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

ALSO PRESENT – Minchello (), 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. **PROCLAMATION – Recognizing Montgomery Baseball League’s 2026 Season Accomplishments**

WHEREAS, the Township of Montgomery takes great pride in recognizing outstanding achievements of young individuals whose hard work, perseverance, and dedication demonstrate sportsmanship and leadership; and the value of teamwork and community spirit; and

WHEREAS, Montgomery Baseball League serves as an important part of the community by bringing people together, promoting healthy competition and physical activity, and teaching young athletes lessons of responsibility, respect and determination that extend beyond the playing field; and

WHEREAS, Montgomery Baseball League’s 2026 season was an exceptional one, highlighted by outstanding accomplishments from teams across multiple divisions; and

WHEREAS, the 8U Cougars Travel Baseball Team of Sharvin Barhate, Zachary Benson, Joey Ciano, Cooper DeLisi, Bryce Iannuzzi, Noah Kim, Liam Kitto, Mathieu Lejeune, George Maher, Dhruv Marupudi, Gavin McDonnell, Kamran Mian, Quinn Molfettas, Pierce Rezvani, Jack Riedlinger, Emmett Rothenberg and Brayden Tucker, coached by Brian Maher, Bill DeLisi, Ramin Rezvani and Alex Kim, completed a remarkable season with a 10-1 record, capping their outstanding season with a 13-1 victory over Flemington, capturing the USABL Spring Championship; and

WHEREAS, the Minors Division Brewers Rec Team of Brayden Borchardt, Hunter Calabrese, Landon Calulo, Chase Caruso, Tej Davey, Scott Hagan, Tanay Lakhotiya, Matthew Mitchell, Akihiro Moriyama, Reyansh Narayan, Leon Reisen, Andrew Stelmakh, and Shiva Ulavapalli, coached by Glenn Calulo, Brad Caruso, Dave Borchardt and Logan Mitchell, enjoyed a perfect 12-0 season with a 15-14 victory to secure the Minors Division Rec Championship; and

WHEREAS, the Babe Ruth Division, Patriots Rec Team of Thomas Calabrese, Cash Carty, Ryan Englert, Matthew Grundy, Harrison Kessler, Tyler Kwon, Ryan McDonnell, George Pasigos, Grayson Ruppert, Nikhil Shah, Noah Girgenti-Seguín, coached by Ashley Cease and Aman Shah, captured the Inter-town Rec League Championship with a 12-4 victory over North Hunterdon, earning victories throughout the playoffs over Hillsborough and previously undefeated Flemington.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby recognize and extend sincere congratulations to Montgomery Baseball League’s 2026 8U Cougars Travel Team; Brewers Rec Team; and Babe Ruth Patriots Rec Team for their outstanding season.

BE IT FURTHER PROCLAIMED, the Township of Montgomery commends these players, coaches, families and volunteers for representing Montgomery with pride and extends best wishes for continued success both on and off the fields.

6. **PROCLAMATION – Recognizing Montgomery Softball League’s Cougars Gold Rec 12/14U Team’s 2026 Season Achievements**

WHEREAS, the Township of Montgomery takes great pride in recognizing outstanding achievements of young individuals whose hard work, perseverance, and dedication demonstrate sportsmanship and leadership; and the value of teamwork and community spirit; and

WHEREAS, Montgomery Softball League serves as an important part of the community by bringing people together, promoting healthy competition and physical activity, and teaching young athletes lessons of responsibility, respect and determination that extend beyond the playing field; and

WHEREAS, Montgomery Softball League’s Cougars Gold Rec 12/14U Team of Palmer Brandt, Melanielynn Cefarello, Brooke Diaz, Mackenzie Ewans, Irene Forehand, Gia Girgenti-Sequin, Alyse King, Diya Kiran, Ayonna Martinez, Nora McGlynn, Olivia Mistretta, Allison Mitchell, Alana Patel, Emily Rizkalla, Scarlet Schuster, Madison Shanholzer, Pranada Srivatsa, Lauren Trevena, coached by Os Diaz and Eric Seguin, captured the Inter-town Tournament of Champions with a 9-6 victory over Hillsborough and a monumental win over perennial powerhouse South Brunswick during the season.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby recognize and extend sincere congratulations to Montgomery Softball League’s 2026 Cougars Gold Rec 12/14U Team for their outstanding season.

BE IT FURTHER PROCLAIMED, the Township of Montgomery commends these players, coaches, families and volunteers for representing Montgomery with pride and extends best wishes for continued success both on and off the fields.

7. **PROCLAMATION – Recognizing Lori Huff, former Chairperson, Montgomery-Rocky Hill Municipal Alliance, for Years of Dedicated Service to Montgomery Township**

WHEREAS, the success and vitality of a community thrives through the dedication, insight and service of its many municipal boards, committees, and commissions whose members volunteer their time and expertise to enhance the quality of life for all residents; and

WHEREAS, volunteers exemplify the spirit of public service, bringing diverse perspectives, thoughtful deliberation and a deep commitment to the common good; and

WHEREAS, Lori Huff has devoted many years of her time, energy and talents selflessly to serving the residents and community of Montgomery Township as the Chairperson of the Montgomery-Rocky Hill Municipal Alliance; and

WHEREAS, Lori’s willingness to give generously of her time and expertise reflects the very best spirit of volunteerism and civic engagement; and

WHEREAS, Montgomery Township is honored to have had the many years of Lori’s faithful service, leadership, dedication and positivity which has made a meaningful and lasting difference in the community.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, and its residents and staff, hereby wish to recognize and honor Lori Huff for her years of outstanding volunteer service, professionalism, and leadership that has a positive impact on the community.

BE IT FURTHER PROCLAIMED that the Township hereby expresses heartfelt gratitude and appreciation and extends sincere best wishes and continued success in future endeavors this Seventeenth Day of September Two-Thousand Twenty-Six.

8. **PROCLAMATION – Recognizing Cheryl “Chery” Chrusz for Thirty-Eight Years of Service to Montgomery Township**

WHEREAS, retirement marks a significant milestone in the life and career of an individual deserving of recognition and gratitude; and

WHEREAS, the Township of Montgomery wishes to acknowledge the invaluable contributions of its employees and express appreciation for the years of dedicated service; and

WHEREAS, Chery Chrusz has devoted nearly four decades of dedicated service to Montgomery Township, contributing a wealth of knowledge, professionalism, and commitment, always with a smile; and

WHEREAS, throughout her tenure, Chery has played an instrumental role in guiding the Township’s growth and development, helping to ensure Montgomery remains a vibrant, well-planned and welcoming community while respecting its unique agricultural, historic and residential character; and

WHEREAS, Chery Chrusz began her career with the Township on November 23, 1987 as an Applications Coordinator; and was then promoted to Administrative Assistant in May 1999; and then promoted in September 2019 to Planning Coordinator with a final promotion in June 2023 to Assistant Planning Director; and

WHEREAS, throughout her thirty-eight years of public service, Chery has been a remarkable colleague and friend to many while providing invaluable professional support to the Township’s Planning Department, Planning Board, Zoning Board of Adjustment; Master Plan Committee, Economic Development Commission and Landmarks Commission; and invaluable continuity to Township officials, applicants, and professionals, earning her the respect and appreciation for her institutional knowledge, dedication, patience and willingness to share her expertise.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, and its residents and staff, hereby wish to recognize Chery Chrusz for her outstanding dedication, professionalism, integrity and leadership that has positively enhanced the growth and success of our community.

BE IT FURTHER PROCLAIMED that the Township hereby expresses heartfelt gratitude and appreciation for the thirty-eight years of service and contributions to the community and extends sincere best wishes and happiness in her new journey on this Seventeenth Day of September Two-Thousand Twenty-Six.

9. **PROCLAMATION – Recognizing Michael Krupsky for Twenty-Seven Years of Service to Montgomery Township**

WHEREAS, retirement marks a significant milestone in the life and career of an individual deserving of recognition and gratitude; and

WHEREAS, the Township of Montgomery wishes to acknowledge the invaluable contributions of its employees and express appreciation for the years of dedicated service; and

WHEREAS, Michael Krupsky has served the Township of Montgomery Construction and Code Enforcement Departments for more than two and a half decades with unwavering dedication and professionalism maintaining and enforcing the Uniform Construction Code to ensure the safety and well-being of residents and businesses within the community; and

WHEREAS, Michael Krupsky began his career with the Township on August 31, 1999 as a Plumbing Subcode Official; was then appointed Building Subcode Official in October 2020, and then promoted in February 2025 to Construction Official with Plumbing Subcode and Fire Subcode responsibilities; and

WHEREAS, throughout his twenty-seven years of public service, Michael has demonstrated exceptional work ethic, a passion for public service and a deep commitment to the betterment of the Township enhancing the quality of life for all residents, and during his tenure recognized as 2024 Code Enforcement Plumbing Inspector of the Year by the New Jersey State Plumbing Inspectors Association; and

WHEREAS, Michael Krupsky has been a remarkable colleague, friend, and mentor to many.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, and its residents and staff, hereby wish to recognize Michael Krupsky for his outstanding dedication, professionalism, integrity and leadership that has positively enhanced the growth and success of our community.

BE IT FURTHER PROCLAIMED that the Township hereby expresses heartfelt gratitude and appreciation for the twenty-seven years of service and contributions to the community and extends sincere best wishes and happiness in his new journey on this Seventeenth Day of September Two-Thousand Twenty-Six.

10. **PROCLAMATION – Recognizing I-Horng Anne Jeng-Gong for Twenty-Four Years of Service to Montgomery Township**

WHEREAS, retirement marks a significant milestone in the life and career of an individual deserving of recognition and gratitude; and

WHEREAS, the Township of Montgomery wishes to acknowledge the invaluable contributions of its employees and express appreciation for the years of dedicated service; and

WHEREAS, I-Horng Anne Jeng-Gong “Anne” has dedicated twenty-four years of extraordinary service to Montgomery Township demonstrating an unwavering commitment, reliability and devotion; and

WHEREAS, throughout her decades of service, Anne has been someone others can always count on, always willing to lend a helping hand with compassion, positivity, warmth and kindness; and

WHEREAS, Anne began her career with the Township in April 2002 as Clerk Typist I; and was then promoted in January 2023 to Montgomery Township Police Records Clerk for the remainder of her career; and

WHEREAS, Anne has demonstrated exceptional work ethic, a passion for public service and a deep commitment to the betterment of the Township and has made a meaningful difference that will be remembered; and

WHEREAS, Anne is a truly kind, helpful, and thoughtful person.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, and its residents and staff, hereby wish to recognize I-Horng Anne Jeng-Gong for her outstanding dedication, professionalism, and integrity that has positively enhanced the growth and success of our community.

BE IT FURTHER PROCLAIMED that the Township hereby expresses heartfelt gratitude and appreciation for the twenty-four years of service and contributions to the community and extends sincere best wishes and happiness in her new journey on this Seventeenth Day of September Two-Thousand Twenty-Six.

11. **PROCLAMATION – Recognizing Tamara “Tammy” Garaffa for Twenty-Three Years of Service to Montgomery Township**

WHEREAS, retirement marks a significant milestone in the life and career of an individual deserving of recognition and gratitude; and

WHEREAS, the Township of Montgomery wishes to acknowledge the invaluable contributions of its employees and express appreciation for the years of dedicated service; and

WHEREAS, Tammy Garaffa dedicated more than two decades of service to Montgomery Township demonstrating an unwavering commitment to residents and the community, contributing her time, knowledge and professionalism to deliver quality service; and

WHEREAS, Tammy began her career with the Township in July 2003 as Community Information Officer followed by Clerk Information Officer in 2014; Public Information Officer in 2019; Community Information Officer in 2017 and 2020 for the remainder of her career.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Singh, on behalf of the Township Committee of the Township of Montgomery, County of Somerset, New Jersey, and its residents and staff, hereby wish to recognize Tammy Garaffa for her outstanding dedication, professionalism, and contributions that has positively enhanced the growth and success of our community.

BE IT FURTHER PROCLAIMED that the Township hereby expresses heartfelt gratitude and appreciation for the twenty-four years of service and contributions to the community and extends sincere best wishes and happiness in her new journey on this Seventeenth Day of September Two-Thousand Twenty-Six.

12. **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 #26-9-245 to Resolution #26-9-255** ____ Second ____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

A. **RESOLUTION #26-9-245 – Authorizing Refund of Overpaid 2026 Sewer Fees (Block 34001, Lot 42.04)**

BE IT RESOLVED that a refund in the amount of \$686.64 be given to Manjeet Deshmukh and Shilpa Deshpande, 24 Coverdale Drive, Princeton, NJ 08540 for the overpayment of 2026 sewer fees for Block 34001, Lot 42.04.

B. **RESOLUTION #26-9-247 – Authorizing Contract Extension #2 for Mechanical Repair Services - Municipal Maintenance Company – Municipal Wastewater Treatment**

WHEREAS, Resolution #23-9-264 adopted September 21, 2023 awarded a contract for mechanical repair services to Municipal Maintenance Company, 1352 Taylors Lane, Cinnaminson, New Jersey 18077 for a two-year term with the option to extend for two additional one-year terms; and

WHEREAS, Resolution #25-9-290 adopted September 22, 2025 authorized contract extension #1; 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 Township and the vendor desire to extend the contract one year to September 15, 2027; and

WHEREAS, the contract shall not exceed \$200,000.00 for the one-year term; and

WHEREAS, the Chief Financial Officer has certified that funds are available in account number: 08-215-55-901-1700A and 08-215-55-901-1777.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby authorizes contract extension #2 to Municipal Maintenance Company for mechanical repair services for a one-year term effective September 16, 2026 to September 15, 2027 pursuant to the amount stated above.

C. **RESOLUTON #26-9-248 – Authorizing Refund of Overpaid 2026 Taxes (Block 23001, Lot 22)**

BE IT RESOLVED that a refund in the amount of \$2,446.56 be given to William & Candice Bonura, 22 Cleveland Circle, Skillman, NJ 08558 for the overpayment of 2026 taxes for Block 23001, Lot 22. Property has tax exempt status beginning 7/29/2026 for 100% disabled veteran.

D. **RESOLUTION #26-9-249 – Authorizing Contract Extension #2 for Lead-Based Evaluation Inspection Services with Montrose Environmental Solutions, Whitman, AAA Lead Professionals, and Envocare**

WHEREAS, Resolution #24-8-292 adopted August 15, 2024 authorized, pursuant to N.J.S.A. 40:11-4.1 et seq., a contract at no cost to the Township for providing lead-based paint inspection services to the following four respondents: Montrose Environmental Solutions, Whitman, Envocare, and AAA Lead Professionals for a one-year term with the option to renew for up to two (2) additional terms; and

WHEREAS, the concession services to be provided shall be paid by applicable property owners and the contract(s) shall therefore be at no cost to the Township; and

WHEREAS, Resolution #25-9-288 adopted September 4, 2025 authorized the first contract extension; and

WHEREAS, the Township and the vendor desire to extend the contract one year to August 31, 2027.

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

1. Pursuant to N.J.S.A. 40:11-4.1 et seq., a contract at no cost to the Township for providing lead-based paint inspection services is awarded to the following four respondents: Montrose Environmental Solutions, Whitman, Envocare, and AAA Lead Professionals;
2. The term of each contract shall expire on August 31, 2027, with the option to renew each contract for one (1) additional one-year term.

E. **RESOLUTON #26-9-250 – Authorizing Change Order No. 1 for BID #04-2026 – 2026 Retrofits to Stormwater Basins (Catbriar Court and Red Fox Run Court)**

WHEREAS, Resolution #26-6-189 adopted on June 18, 2026 authorized an award of contract for the 2026 Retrofits to Stormwater Basins (Catbriar Court and Red Fox Run Court) Project to KDP Developers, Inc. in the amount of \$396,460.22; and

WHEREAS, the Township Engineer has requested the Township Committee's approval of a Change Order to reflect quantity adjustments, modifications, costs and credits for the project as outlined in Change Order 1, incorporated by reference; and

WHEREAS, Change Order No. 1 would allow for bid item quantity adjustments, additional work and credits as outlined on said Change Order, including but not limited to striping topsoil and temporarily stockpiling; removal of unsuitable material; disposal of excess unsuitable material; adjustments to the Red Fox Court Basin trash rack; and deletion of the Catbriar Court underdrain replacement; and

WHEREAS, the work comprising Change Order No. 1 will result in a net increase in the contract amount by \$16,807.00, which represents a +4.24% increase in the contract amount; 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 Change Order 1 is available through the grant obtained for the project, using account number: 02-213-41-728-000, and/or the Engineering Department capital account number 04-215-55-901-1730C; and

WHEREAS, the Township Administrator has recommended approval of the Change Order; and

WHEREAS, a copy of the proposed Change Order is available in the Office of the Township Engineer.

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

1. Change Order No. 1 is hereby approved for this project.
 2. This Resolution shall serve as an amendment to the original contract, for the purpose of increasing the contract price by \$16,807.00, increasing the total contract amount from \$396,460.22 to \$413,267.22.
 3. The increased in costs will be funded through the project grant and capital funds.
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F. **RESOLUTON #26-9-251 – Authorizing Release of Temporary Certificate of Occupancy (TCO) Guarantee – Village Walk at Montgomery (Block 28007, Lot 3)**

WHEREAS, improvements for the Village Walk at Montgomery Phase 1B Temporary Certificate of Occupancy Guarantee for Building A-B have been completed by the developer, Village Shoppes at Montgomery, LLC, and the completed improvements are acceptable to the Township Engineer; and

WHEREAS, the Township Engineer is recommending that the Township Committee consider the release of the following guarantee:

- Phase 1B Temporary Certificate of Occupancy Guarantee – \$85,566.00 (letter of credit #68203373 plus cash)

WHEREAS, as detailed on the recorded Final Subdivision Map for the above referenced project, last revised June 24, 2020, and the approved site plans, the Township does not accept the responsibility of the retaining wall and guiderail from Block 28007 Lots 1, 2, 3 & 4 and Block 28009 Lot 4. The owners of these lots will maintain the same; and

WHEREAS, the inspection escrow account for Case No. PB-04-18 is currently being used while guarantees remain in place. Therefore, the inspection escrow account should remain open at this time; and

WHEREAS, no maintenance guarantee is required as part of this guarantee release.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Phase 1 Temporary Certificate of Occupancy Guarantee in the amount of \$85,566.00 plus any accrued interest, if applicable, is hereby be released to Village Shoppes at Montgomery, LLC, and/or the bonding company, as applicable.

G. **RESOLUTION #26-9-252 – Authorizing Execution of Construction Sequence Agreement with Haven Home Builders, LLC for the Sourland View Project (Block 15001, Lot 5)**

BE IT RESOLVED by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that the Mayor and Clerk are hereby authorized to execute a Construction Sequence Agreement with Haven Home Builders, LLC , with respect to the proposed Sourland View residential subdivision along Brandywine Road, on Block 15001, Lot 5, subject to review and approval of the Township Engineer and Township Attorney as to form and content.

H. **RESOLUTION #26-9-253 – Authorizing Refund of Overpaid 2026 Sewer Fees (Block 7010, Lot 5)**

BE IT RESOLVED that a refund in the amount of \$910.08 be given to Arun Vijayaraghavan & Sowmya Arun, 32 Tarry Town Terrace, Belle Mead, NJ 08502 for the overpayment of 2026 sewer fees for Block 7010, Lot 5.

I. **RESOLUTION #26-9-254 – Authorizing Refund of Overpaid 2026 Sewer Fees (Block 37004, Lot 1.65)**

BE IT RESOLVED that a refund in the amount of \$495.12 be given to Eugen & Laura Cojocar, 67 Castleton Road, Princeton, NJ 08540 for the overpayment of 2026 sewer fees for Block 37004, Lot 1.65.

J. **RESOLUTION #26-9-255 – Authorizing Refund of Overpaid 2026 Taxes (Block 16001, Lot 11.12)**

BE IT RESOLVED that a refund in the amount of \$6,360.42 will be given to Cotality, Attn: Refund Department, 3001 Hackberry Road, Irving, TX, 75063 for the overpayment of 2026 taxes for Block 16001, Lot 11.12.

13. **APPROVAL OF MINUTES**

- a. **MOTION** to approve the Regular Meeting Minutes of September 3, 2026 ____Second ____Favor ____Opposed
____Abstain____
- b. **MOTION** to approve the Executive Session Meeting Minutes of September 3, 2026 ____Second ____Favor
____Opposed ____Abstain____

14. **RESOLUTION #26-9-256 – 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 #26-9-256_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

15. **MAYOR'S REPORT**

16. **ADMINISTRATOR'S REPORT**

17. **TOWNSHIP COMMITTEE REPORTS**

- Deputy Mayor, Patricia Taylor Todd - Open Space Committee, Planning Board
- Committee Member, Dennis Ahn – Agricultural Advisory, Economic Development Commission, Municipal Alliance, Veterans Memorial Committee
- Committee Member, Mike Martin – Environmental Commission, Municipal Center Green Initiative Advisory, Shade Tree, Wildlife Management
- Committee Member, Douglas Herring - Board of Health, Landmarks Commission, Recreation Committee, Transportation Advisory Committee

18. **LEGAL UPDATES**

19. **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.

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

There are no ordinances for introduction.

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

There are no ordinances for final adoption.

22. **RESOLUTIONS**

A. **RESOLUTION #26-9-257 – Authorizing Professional Services Agreement for 2026 Legal Services - Special Projects/Affordable Housing – Scarinci, Hollenbeck, LLC**

WHEREAS, there exists a need for professional services related to legal matters for special projects and affordable housing for the Township; and

WHEREAS, the professional firm listed below has provided for a quotation for services without bidding as per N.J.S.A. 40A:11-5(1)(a)i); and

WHEREAS, the Township has procured this professional firms in a non-fair and open manner in accordance with N.J.S.A. 19:44A-20.5; and

WHEREAS, the professional firm named below has provided a Business Entity Disclosure and Political Contribution Disclosure in accordance with N.J.S.A. 19:44A-20.5 indicating the professionals have not made any reportable contributions in the past twelve months and will be prohibited from making reportable contributions in the coming year; and

WHEREAS, the estimated cost of the contract for professional services is listed below; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds available as referenced in the accounts below:

FIRM/PURPOSE	NOT TO EXCEED AMOUNT	TERM
Scarinci, Hollenbeck, LLC – Legal Services – Special Projects/ Affordable Housing Acct #s 01-201-20-130-200; 07-201-55-544-200; 04-215-55-901; 08-215-55-901; 23-288-56; 22-288-56	\$45,000	8/20/26-12/31/26

; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) et seq.) requires that a resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection.

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

1. The Mayor and Clerk are hereby authorized and directed to execute the above agreement with the above professionals for annual services.
2. The contract is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law N.J.S.A. 40a:11-5(1)(a) as a contract for services to be performed by persons authorized by law to practice recognized professions that are regulated by law.
3. The Business Entity Disclosure and Political Contribution Disclosure will be on file in the Office of the Municipal Clerk and available for inspection.
4. A notice of this action shall be published on the Township’s website in accordance with P.L. 2025, c.72.

MOTION to adopt Resolution #26-9-257_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

B. **RESOLUTION #26-9-258– Authorizing the Execution of Various Documents in Connection with the Somerset County Improvement Authority’s Somerset Municipal Banc Program**

WHEREAS, under the Somerset Municipal Banc Program (as defined herein), various municipalities, an educational services commission and school districts within the County of Somerset (the “County”) and the County (each a “Participant”) submit a request (the “Application”) to the Somerset County Improvement Authority (the “Authority”) to borrow funds from the Authority (the “Somerset Municipal Banc Program”) to finance the lease purchase of certain capital equipment and, if applicable, other personal property (the “Equipment”; the financing of the Equipment under the Somerset Municipal Banc Program may be referred to herein as the “Project”); and

WHEREAS, under the Somerset Municipal Banc Program, the Authority intends to enter into the hereinafter defined Authority Lease with TD Equipment Finance, Inc. (the “Lessor”); and

WHEREAS, under the Somerset Municipal Banc Program, the Lessor intends to provide funds to acquire the Equipment over time, and immediately lease the Equipment to the Authority, all pursuant to the terms of that certain “Master Lease Purchase Agreement” to be entered into by and between the Lessor, as lessor, and the Authority, as lessee (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the “Authority Lease”); and

WHEREAS, under the Authority Lease, the Authority shall make rental payments solely from amounts received by the Authority from the Participant under the hereinafter defined Participant Lease; and

WHEREAS, simultaneously with the Authority Lease, the Authority will sublease the Equipment to the Participant pursuant to the terms of that certain “Sublease Purchase Agreement” to be entered into by and between the Authority, as sublessor, and the Participant, as sublessee (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the “Participant Lease”), under which Participant Lease the Participant will make rental payments that are general obligations of said Participant in an amount sufficient to pay the corresponding rental payments applicable to the Equipment, and as appropriated by the Authority under the Authority Lease, plus all administrative expenses of the Somerset Municipal Banc Program; and

WHEREAS, pursuant to the county improvement authorities’ law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State, and the acts amendatory thereof and supplemental thereto, specifically Section 37 thereof (N.J.S.A. 40:37A-79), the County may for the purpose of aiding the Authority in the planning, undertaking, acquisition, construction or operation of a public facility, guaranty the punctual payment of moneys for the purposes of the Authority (the “County Guaranty”); and

WHEREAS, in order to implement the County Guaranty, and in accordance with the terms of that certain agreement entitled Guaranty Agreement between the County and the Authority (the “County Agreement”), the County intends to appropriate moneys to the Authority to the extent the lease payments made by the Authority to the Lessor are not sufficient; and

WHEREAS, the Equipment to be financed consists of a 2026 Ford Explorer Police AWD 4DR, VIN # 1FM5K8AB4TGB67449, and related upfit, to be located at the Township of Montgomery Municipal Offices, 100 Community Drive, Skillman, New Jersey 08558;

WHEREAS, the Participant Lease provides for a funding amount at closing of \$70,035.39, a finance term of 33 months, with rental payments of \$25,619.77 due on July 30, 2027, July 30, 2028, and July 30, 2029;

NOW THEREFORE BE IT RESOLVED, by the governing body of the Township of Montgomery (the “Township”) as follows:

Section 1. That the Participant Lease, in the form presented to this meeting, be and the same is hereby approved, and the Mayor, Chief Financial Officer or Business Administrator of the Township (each, an “Authorized Participant Representative”) is hereby authorized to, and one of such officers shall execute the Participant Lease, with such additions, deletions or modifications as such officer shall approve, and to deliver the same to the addresses designated on such Participant Lease, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 2. That any Authorized Participant Representative is hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for the execution and delivery of the Participant Lease and for carrying out the sale, issuance and delivery of the lease obligations, and all related transactions contemplated by this resolution.

Section 3. This Resolution constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The Township reasonably expects to pay expenditures with respect to the Equipment prior to the date that the Township incurs obligations under the Participant Lease. The Township reasonably expects to reimburse such expenditures with the proceeds of obligations to be incurred by the Township under the Participant Lease. The maximum principal amount of obligations expected to be issued for payment of the costs of the Equipment is \$70,035.39.

Section 4. This resolution shall become effective immediately.

MOTION to adopt Resolution #26-9-258_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

C. **RESOLUTION #26-9-259 – Authorizing the Township of Montgomery Mayor and Clerk to Sign an Escrow Funding Agreement with GTP Acquisitions, LLC to Fund the Costs of Municipal Undertakings in Connection with the Country Club Meadows Redevelopment**

WHEREAS, the Township of Montgomery (“Township”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Borough constitute an “area in need of redevelopment”; and

WHEREAS, June 20, 2024, the Governing Body of the Township (the "Governing Body"), adopted Resolution No. 24-6-221, designating the undeveloped portion of Block 4020, Lot 1 as a non-condemnation “area in need of redevelopment” (the "Redevelopment Area"); and

WHEREAS, the GTP Acquisitions LLC (the “Entity”) is the record owner of the Redevelopment Area; and

WHEREAS, the Entity and the Township negotiated the terms under which the Entity would develop and construct a continuing care residential facility that consisted of forty-eight (48) Assisted Living Residential Units; twenty-eight (28) Memory Care Residential Units; thirty-six (36) Independent/Assisted Living Residential Units and eighty-four (84) Independent Living Residential Garden Villas upon the Project Premises after which the Parties executed a redevelopment agreement on February 20, 2025; and

WHEREAS, the Entity informed the Township that it would make application for a long-term tax exemption pursuant to N.J.S.A. 40A:20-1 et seq. to assure the success of the Project; and

WHEREAS, the Entity recognizes the Township will incur costs and expenses in connection with the review and analysis of the application for long-term tax exemption, and is willing to defray those costs, with no assurance of a particular result from the Township; and

WHEREAS, the Township by entering into the Escrow Funding Agreement does not provide any assurance of a particular result, the intent being only to defray the costs and expenses of exploring the potential for a long-term tax exemption financial agreement.

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

1. The Mayor and Clerk are hereby authorized to execute an Escrow Funding Agreement with GTP Acquisitions LLC, to defray certain costs and expenses incurred by or on behalf of the Township arising out of or in connection with, among other things, consideration of the Entity's application for long-term tax exemption as well as the Township's continued participation in the redevelopment process, including but not limited to, if and as appropriate, the development and adoption of amendments to the redevelopment agreement, the redevelopment plan and negotiation and preparation of a financial agreement (collectively, the "Municipal Undertakings"), subject to review and approval of Redevelopment Counsel and the Administrator as to final form and content of the Escrow Funding Agreement.
2. The Resolution takes effect immediately upon adoption.

MOTION to adopt Resolution #26-9-259_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

D. **RESOLUTION #26-9-260 – Authorizing and Directing the Montgomery Township Planning Board to Conduct a Preliminary Investigation to Determine Whether Certain Property Located at 199 Grandview Road, Designated at Lot 2 in Block 14001 on the Tax Map of the Township of Montgomery Meets the Criteria for Designation as a Non-Condemnation Redevelopment Area**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), was enacted to provide an effective mechanism to empower and assist local governments in their efforts to arrest and reverse deteriorated conditions in housing and commercial and industrial installations and in public services and facilities, and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHEREAS, the Redevelopment Law authorizes a municipality to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment, pursuant to the enumerated criteria set forth in the Redevelopment Law; and

WHEREAS, the Redevelopment Law sets forth a specific procedure and the specific requirements for determining and establishing an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, before an area of the municipality is determined to be a redevelopment area, the governing body of the municipality shall, by resolution, authorize the municipal planning board to undertake a preliminary investigation to determine whether the subject area may be designated as a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Redevelopment Law at N.J.S.A. 40A:12A-6 also requires the governing body to specify, at such time at which the Planning Board is directed to undertake the study, whether the area being investigated, if so designated as a redevelopment area, would be classified as a "non-condemnation redevelopment area," such that the municipality shall be authorized to use all those powers provided by the Legislature for use in a redevelopment area *other than* the use of eminent domain, or as a "condemnation redevelopment area," such that the municipality shall be authorized to use all of those powers provided by the Legislature for use in a redevelopment area, *including* the power of eminent domain; and

WHEREAS, the Montgomery Township Committee has determined that an investigation and inquiry should be made of certain property located at 199 Grandview Road; to see if it qualifies under the Redevelopment Law as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Committee hereby requests and directs the Montgomery Planning Board to undertake an investigation of certain property situated in the municipality, located at 199 Grandview Road, identified as Lot 2 in Block 14001 on the Tax Map of Montgomery (the "Study Area"), and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and make a recommendation to the Montgomery Township Committee as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey on this 17th day of September, 2026, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.

2. The Montgomery Planning Board ("Board") is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove, consisting of Lot 2 in Block 14001 on the Tax Map of Montgomery, in accordance with the requirements set forth in N.J.S.A. 40A:12A-6 of the Redevelopment Law, in order to determine whether the Study Area, or part(s) thereof, meet the requirements for designation as a non-condemnation redevelopment area, such that the municipality may be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain.

3. The Board Consultant, Clarke Caton Hintz, is directed to prepare a map of the Study Area showing the boundaries of the Study Area and locations of the parcel(s) of property included therein, along with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing the Board's findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, a determination that the Study Area is a redevelopment area, and receiving into the record and considering all objections and evidence in support of such objections to a determination that the Study Area be designated as a non-condemnation redevelopment area.

4. After completing its public hearing on the matter, the Board shall make a recommendation to the Township Committee as to whether all, or any portion thereof, of the Study Area should be designated as a non-condemnation redevelopment area.

5. The Board staff and Municipal Planning/Zoning Departments, and their consultants, are hereby authorized and directed to assist the Board in conducting its investigation of the Study Area.

6. This resolution shall take effect immediately.

7. The Municipal Clerk shall cause a copy of this resolution to be transmitted forthwith to the Montgomery Planning Board.

8. The findings and recommendations of the Board, once completed, shall be submitted to the Township Committee for review and consideration in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

MOTION to adopt Resolution #26-9-260_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

E. **RESOLUTION #26-9-261 – Authorizing the Township of Montgomery Mayor and Clerk to Sign an Escrow Funding Agreement with E. Kahn Development Corp. to Fund the Costs and Expenses in Connection with the Area in Need Study of Block 14001, Lot 2**

WHEREAS, the Township of Montgomery (“Township”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) to determine whether certain parcels of land within the Borough constitute an “area in need of redevelopment”; and

WHEREAS, by Resolution _____ the Township Committee directed the Township’s Planning Board to undertake a preliminary investigation of Block 14001, Lot 2 (“Property”) to determine whether the Property constitutes an area of non-condemnation redevelopment; and

WHEREAS, the Property ownership, as tenants in common, is as follows:

Grandview Skillman, LLC (42.5%)
Skillman Investors, LLC (5%)
Grandview Investors, LLC (5%)
199 Grandview Partners, LLC (47.5%)

WHEREAS, E. Kahn Development Corp. has been identified as the representative entity (“Entity”) of the owners of the Property; and

WHEREAS, the Entity recognizes the Township will incur costs and expenses in connection with the review and analysis of the application for long-term tax exemption, and is willing to defray those costs, with no assurance of a particular result from the Township; and

WHEREAS, to defray said costs, the Entity and the Township desire to enter into an Escrow Agreement to fund the costs and expenses in connection with exploring the redevelopment of the Property; and

WHEREAS, the Township, by entering into the Escrow Funding Agreement, does not provide any assurance of a particular result, the intent being only to defray the costs and expenses of exploring the potential for redevelopment of the Property;

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

1. The Mayor and Clerk are hereby authorized to execute an Escrow Funding Agreement with E. Kahn Development Corp., to undertake the preliminary investigation of the Property and to take other actions reasonably connected with the investigation and potential designation and redevelopment of the Property, subject to review and approval of Redevelopment Counsel and the Administrator as to final form and content of the Escrow Funding Agreement.
2. The Resolution takes effect immediately upon adoption.

MOTION to adopt Resolution #26-9-261_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

23. **CORRESPONDENCE**

- a. Student letter regarding safety at the bridge between River and Canal Roads

24. **NEW AND UNFINISHED BUSINESS**

- a. State Lands – Montgomery Township School District, Superintendent Mary McLoughlin
- b. Outdoor Assembly Application – Jutt Bhutta Family Farm Day, 1932 US-206, October 17, 2026, 10:00 a.m. to 4:00 p.m.

25. **FUTURE AGENDA ITEMS**

- a. Community Garden
- b. Hometown Heroes Banners
- c. Food Security
- d. YMCA
- e. Transportation Survey Results Presentation
- f. Otto Kaufman Community Center and Senior Center Improvements Project
- g. Municipal Solar Project
- h. Township Committee 2027 Reorganization meeting date and 2027 meeting schedule

26. **RESOLUTION #26-9-262 - 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)
 - b. Municipal Actions

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 #26-9-262_____ Second _____

ROLL CALL VOTE:

COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
Herring				
Martin				
Ahn				
Taylor Todd, Deputy Mayor				
Singh, Mayor				

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

27. **ADJOURNMENT**

MOTION to adjourn _____ Second _____ Favor _____ Opposed _____