

**HOPEWELL TOWNSHIP COMMITTEE REGULAR MEETING  
VIA ZOOM VIDEO COMMUNICATIONS**

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**Monday, January 24, 2022 – 6:32 p.m.**

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**PROPER STATEMENT OF NOTICE** – Mayor Peters-Manning called the meeting to order stating that notice of the meeting had been posted on the municipal bulletin board and forwarded to the Hopewell Valley News, The Times, the Trentonian and the Hopewell Express (the official newspapers) on January 5, 2022, in accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975.

**ROLL CALL:** Those answering the roll call of the Municipal Clerk:

**COMMITTEE MEMBERS PRESENT:** David Chait, Kevin Kuchinski, Uma Purandare,  
Michael Ruger, Mayor Courtney Peters-Manning

**ABSENT:** None

**STAFF PRESENT:** Administrator/Public Works Director George Snyder, Municipal Clerk Laurie Gompf, CFO Julie Troutman, Community Development Director/Engineer James Hutzelmann, Township Attorney Steve Goodell, Police Director Robert Karmazin

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**PLEDGE OF ALLEGIANCE TO THE FLAG** – Mayor Peters-Manning led those in attendance in the Pledge of Allegiance to the flag.

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**MINUTES SUBMITTED FOR APPROVAL**

Motion by Kuchinski, seconded by Ruger to approve the June 28, 2021 Regular, June 30, 2021 Special and July 19, 2021 Regular and Executive Session Meeting Minutes.

**MOTION UNANIMOUSLY CARRIED**

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**COMMITTEE MEMBERS AND STAFF REPORTS**

Mr. Hutzelmann reported on communications and introductions with certain Mercer County officials; a meeting with the NJ DEP; receipt of sewer applications for failing septic systems; the Request for Proposals for the Woolsey Park Band Shell architectural design; and the Hiohela Pond dredging and dam inspection.

Mr. Snyder reported that department heads and supervisors are in the process of completing performance evaluations for their employees; and research is being done as to what is needed to have hybrid meetings with Zoom and in person.

Ms. Troutman reported receipt of partial payment of the \$500,000 grant for the band shell and that the balance of the grant would be received after completion of the project.

Mr. Karmazin reported on an ice rescue at Rosedale Lake by members of the Police Department. He also reported that an awards ceremony is planned at an upcoming meeting for officers involved in Hurricane Ida and the ice rescue as well as potential promotions.

Committee Member Ruger reported on consideration of a Master Plan for Woolsey Park.

Committee Member Chait reported that the first Affordable Housing Committee meeting of the year is next Monday.

Committee Member Purandare reported on meetings of the Environmental Commission and Senior Advisory Board.

Committee Member Kuchinski reported on the Historic Preservation reorganization meeting that included the Township Committee's discussion on their proposal for the Whiskey House/Mount Rose Distillery from a Capital standpoint. He also reported on the upcoming Planning Board Reorganization meeting, and that a schedule of future meetings on the Capital Budget and operating budgets will be forthcoming.

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## PUBLIC SECTION

The following members of the public spoke during public comment:

**Jon Edwards**, a resident of Pennington-Harbourton Road, questioned certain portions of the Resolution authorizing execution of amendments to the Redevelopment Agreement in connection with Blocks 93 and 91 that included what defines commencement of the project; why there was an extension from 24 months to 15 years for completion of the project; whether the court was aware of the extension; despite the extension, is the Township still in compliance with its affordable housing obligations; and if this allows the developer to build commercial properties before housing. He also questioned which neighborhoods with failing septic systems would be considered for sewer hook-ups; the status of Pennytown and asked for an update on energy aggregation.

The detailed public comment may be viewed at [www.hopewelltp.org](http://www.hopewelltp.org) in the video library.

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## PRESENTATION – HOPEWELL TOWNSHIP: FINANCING OUR FUTURE – NEW MUNICIPAL REVENUE SOURCES FOR A CHANGING WORLD

Committee Member Kuchinski presented a power point entitled “Financing our Future – New Municipal Revenue Sources for a Changing World that included the following:

- Budgetary Challenges Facing Hopewell Township
- Hopewell Township's Outstanding Debt in January '21 after the note pay-off stood at \$60.7 million
- Debt Service Consumed 25.5% of the Township's 2021 Budget – roughly 1 out of every 4 dollars expended
- Impact of Debt on the Budget
- A Primer on PILOTs and Hopewell Township Detail
- Misperceptions about PILOTs – “Payment in Lieu of Taxes”
- Executive Summary
  - PILOTs are a time tested tool in NJ and have been used to cost-effectively support redevelopment and otherwise benefit taxpayers
  - Hopewell Township has utilized PILOTs since 2002
    - Improvements to previously negotiated PILOTs will net approximately \$700,000 more in financial benefits for the Township
  - The Township has approved two PILOTs for Affordable Housing projects (Woodmont and Zaitz) that are expected to deliver \$158 million in revenues over the next 30 years, much more than if taxed conventionally
  - We will be introducing a new PILOT for Hopewell Parc which will deliver \$387 million in new revenues over its term
  - PILOTs can also support investments in our schools and EMS services, fund new services and amenities for residents and reduce Township taxes
- Ed McManimon: PILOTs – A Vital and Often Misunderstood Tool for Municipalities – article written in the February 2019 NJ Municipalities Magazine
- Perspective from the Honorable Colleen Y. Mahr, Former NJ League of Mayors President
- A History of PILOTs in Hopewell Township
- Hopewell Gardens: Township's First PILOT – Successfully Renegotiated in 2021
- Capital Health PILOT (2011)
- Lessons Learned from Previous Hopewell Township PILOTs

- Modern Day PILOTs in Hopewell Township
- A Closer Look at the Woodmont PILOT (Federal City Project)
- The Zaitz PILOT: \$112 Million > \$18.5 Million (Behind the Shop Rite on the 31 Circle)
- Cost – Benefit Analysis on Zaitz PILOT
- Additional Detail on Municipal Cost Analysis
- Prioritized Uses for Incremental Revenue
- New PILOT for the Hopewell Parc Project on Scotch Road
- Next Steps and Discussion

Committee Members thanked Committee Member Kuchinski for his informative presentation.

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**RESOLUTION #22-30.** Read by title.

Kevin McManimon, Esq. was present. He answered certain questions raised from the public regarding the timeframe for completion of the project; clarified the definition of commencement of the development; noted that nothing in the agreement allows for commercial development before residential and confirmed that the Township was in compliance with its affordable housing obligations.

Motion by Kuchinski, seconded by Chait to adopt Resolution #22-30.

**MOTION UNANIMOUSLY CARRIED**

### **R E S O L U T I O N #22-30**

#### **RESOLUTION OF THE TOWNSHIP OF HOPEWELL, IN THE COUNTY OF MERCER, NEW JERSEY AUTHORIZING EXECUTION OF AMENDMENTS TO REDEVELOPMENT AGREEMENTS IN CONNECTION WITH THE REDEVELOPMENT OF A PORTION OF BLOCK 93 AND 91 ON THE TOWNSHIP'S TAX MAP**

**WHEREAS**, the Township of Hopewell, in the County of Mercer, New Jersey (the “**Township**”) acts as a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**LRHL**”) for the purposes of implementing redevelopment plans and carrying out redevelopment projects within the Township; and

**WHEREAS**, pursuant to the provisions of the LRHL, the Township designated i) the area on the east side of Scotch Road consisting of Block 91, Lots 3.11, 3.14, 3.161, 3.181, 3.191, 3.22, 3.95 and 3.961 (the Capital Health Complex) as set forth on the tax maps of the Township; and ii) the area on the west side of Scotch Road consisting of Block 93, Lots 3.01, 5.01, 5.02 and 6.01, as set forth on the tax maps of the Township, as an "area in need of redevelopment" (the “**Redevelopment Area**”) and adopted a redevelopment plan entitled the "Redevelopment Plan for Block 91, Lots 3.11, 3.14, 3.161, 3.181, 3.191, 3.22, 3.95 and 3.961 and Block 93, Lots 3.01, 5.01, 5.02 and 6.01", for the Redevelopment Area as the same may be amended and supplemented; and

**WHEREAS**, the Township subdivided portions of the Redevelopment Area identified as Block 93, Lots 3.01 and 6.01 thereby creating parcels now known as Block 93, Lots 3.03 and 6.02 as depicted on Filed Map 4127, filed with the Mercer County Clerk on December 21, 2017; and

**WHEREAS**, U.S. Home Corporation D/B/A Lennar (the “**Redeveloper**”) proposes to construct on the portion of the Redevelopment Area located on the west side of Scotch Road and identified on the tax maps of the Township as Block 93, Lots 5.01, 5.02, a portion of 6.02, and a portion of Block 91, Lot 3.11 (collectively, the “**Project Area**”) a phased, residential project composed of a north village, a south village and an east village; and

**WHEREAS**, on July 1, 2019, the Township adopted resolutions designating the Redeveloper as the redeveloper of the Project Area and authorizing the execution of redevelopment agreements; and

**WHEREAS**, the Township and the Redeveloper entered into certain Redevelopment Agreements, entitled “Scotch Road-North Village Redevelopment Agreement By and Between Township of Hopewell, New Jersey, as the Redevelopment Entity and U.S. Home Corporation D/B/A Lennar, as the Redeveloper” (the “**North Village Original Redevelopment Agreement**”) and “Scotch Road-South/East Villages Redevelopment Agreement By and Between Township of Hopewell, New Jersey, as the Redevelopment Entity and U.S. Home Corporation D/B/A Lennar, as the Redeveloper”, (the “**South Village Original Redevelopment Agreement**”; and together

with the North Village Original Redevelopment Agreement, the “**Original Redevelopment Agreements**”) both dated July 25, 2019, providing for the redevelopment, by the Redeveloper, of the Project Area with the Residential Projects as defined in the respective Original Redevelopment Agreements; and

**WHEREAS**, the Township and the Redeveloper desire to: (i) amend the North Village Original Redevelopment Agreement to revise the description of the Project Area as defined in the North Village Original Redevelopment Agreement to include Block 93, a portion of Lot 6.02, which is consistent with the Site Plan Approval for the Residential Project issued by the Planning Board of the Township adopted in Resolution 21-014 on August 24, 2021 and (ii) amend the Original Redevelopment Agreements to modify the Project Schedule, as set forth as Exhibit 3 to the Original Redevelopment Agreements, to require the Redeveloper Complete construction of the approved Phases of the Residential Projects within fifteen (15) years after Commencement of Construction of Phase 1 consistent with the scope of the Residential Projects; and

**WHEREAS**, toward those ends, the Township and the Redeveloper desire to enter into an amendment to the North Village Original Redevelopment Agreement (the “**North Village Amendment**”) attached hereto as **Exhibit A** and an amendment to the South Village Original Redevelopment Agreement attached hereto as **Exhibit B** (the “**South Village Amendment**” and together with the North Village Amendment, the “**Amendments**”); and

**WHEREAS**, the Township desires to approve the execution of the Amendments.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hopewell, in the County of Mercer, New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. (a) The Mayor of the Township is hereby authorized and directed to execute the Amendments in the substantially the same form as that attached hereto.  
(b) The Township Clerk is hereby authorized and directed, upon the execution of the Amendments, to attest to the signature of the Mayor upon such document.
3. This Resolution shall take effect immediately.

**EXHIBIT A**  
**NORTH VILLAGE AMENDMENT**  
**EXHIBIT B**  
**SOUTH VILLAGE AMENDMENT**

**RESOLUTION #22-31.** Read by title.

Motion by Chait, seconded by Ruger to adopt Resolution #22-31.

**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-31**

**RESOLUTION OF THE TOWNSHIP OF HOPEWELL, IN THE COUNTY OF MERCER, AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH BEIGENE HOPEWELL URBAN RENEWAL, LLC, IN CONNECTION WITH THE REDEVELOPMENT OF BLOCK 46, LOT 8.012 ON THE TOWNSHIP’S TAX MAP (A PORTION OF FORMER LOT 8.01; OTHERWISE KNOWN AS 311 PENNINGTON-ROCKY HILL ROAD)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended and supplemented (the “**Redevelopment Law**”) provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, the Township Committee (“**Township Committee**”) of the Township of Hopewell (the “**Township**”) is authorized, pursuant to the Redevelopment Law, to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment and to create redevelopment plans which provide development controls for any area so designated; and

**WHEREAS**, by Resolution No. 20-267, adopted on July 20, 2020, the Township designated the property identified as Block 46, Lot 8.01 on the Township’s official tax maps and otherwise known as 311 Pennington-Rocky Hill Road (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

**WHEREAS**, Hopewell Campus, LLC (“**Hopewell Campus**”) previously owned the entire Redevelopment Area and subdivided same to create parcels known as Block 46, Lots 8.011 (the “**Lincoln Parcel**”) and Block 46, Lot 8.012 (the “**Project Area**”); and

**WHEREAS**, Hopewell Campus subsequently transferred title to the Project Area to BeiGene Hopewell Urban Renewal, LLC, (the “**BeiGene**”); and

**WHEREAS**, by Ordinance No. 21-1761, adopted on October 4, 2021, the Township Committee adopted a redevelopment plan for a portion of the Redevelopment Area including the Project Area entitled “Redevelopment Plan for Portion of Block 46, Lot 8.01, 311 Pennington-Rocky Hill Road, Township of Hopewell, New Jersey”, dated September 17, 2021 (the “**Redevelopment Plan**”); and

**WHEREAS**, BeiGene proposes to redevelop the Project Area, in two or more phases, sequentially, with Phase 1 consisting of the rehabilitation of approximately 48,800 square feet of space in existing structures thereon and constructing approximately 345,970 square feet of new space, which will be used for research and development and similar uses all in accordance with the Redevelopment Plan (the “**Project**”); and

**WHEREAS**, the Township has determined that BeiGene should be designated as the redeveloper for the Project Area and the parties should enter into an agreement (in substantially the same form as that on file with the Township Clerk, the “**Redevelopment Agreement**”), which specifies terms of the redevelopment of the Project Area and the rights and responsibilities of the Township and BeiGene with respect to the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hopewell, in the County of Mercer, New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. BeiGene is hereby designated as redeveloper of the Project Area, pursuant to the Redevelopment Law, for purposes of carrying out the Project, in accordance with the terms of the Redevelopment Agreement.
3. (a) The Mayor is hereby authorized and directed to execute the Redevelopment Agreement, and any associated project agreement referenced therein, in substantially the same form as that on file with the Township Clerk.  
(b) The Clerk of the Township is hereby authorized and directed, upon the execution of the Redevelopment Agreement or other related project agreement, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to thereupon affix the corporate seal of the Township.
4. If any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereof shall not affect the remaining parts of this Resolution.
5. This Resolution shall take effect immediately

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## **ORDINANCE – INTRODUCTION AND FIRST READING**

Mayor Peters-Manning read by title the ordinance for introduction.

ORDINANCE OF THE TOWNSHIP OF HOPEWELL, COUNTY OF MERCER,  
STATE OF NEW JERSEY APPROVING THE APPLICATION OF AND THE  
EXECUTION OF FINANCIAL AGREEMENT WITH U.S. HOME AT  
HOPEWELL PARC URBAN RENEWAL, LLC

Motion by Kuchinski, seconded by Chait to introduce the ordinance on first reading.

**ROLL CALL VOTE:**

**AYES:** Chait, Kuchinski, Purandare, Ruger, Mayor Peters-Manning

**NOES:** None

**ORDINANCE INTRODUCED**

Second reading, public hearing date February 22, 2022 at 6:30 p.m.

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## **ORDINANCE – FINAL READING, PUBLIC HEARING AND ADOPTION**

Mayor Peters-Manning read by title the introduced ordinance:

O R D I N A N C E N O. 22-1764

AN ORDINANCE AMENDING CHAPTER 2, SECTION 2-2.10  
“POLICE DEPARTMENT” OF THE TOWNSHIP OF  
HOPEWELL REVISED GENERAL ORDINANCES TO

PROVIDE FOR UP TO SIX SERGEANTS IN THE POLICE DEPARTMENT

Mayor Peters-Manning declared public hearing open. No comments from the public. Motion by Purandare, seconded by Chait to close public hearing.

**MOTION UNANIMOUSLY CARRIED**

Motion by Mayor Peters-Manning, seconded by Ruger to adopt the introduced ordinance.

**ROLL CALL VOTE:**

**AYES:** Chait, Kuchinski, Purandare, Ruger, Mayor Peters-Manning

**NOES:** None

**ORDINANCE ADOPTED**

Ordinance advertised January 14, 2022, Hopewell Valley News. Posted municipal bulletin board as required by law.

**ORDINANCE NO. 22-1764**

**AN ORDINANCE AMENDING CHAPTER 2, SECTION 2-2.10 "POLICE DEPARTMENT" OF THE TOWNSHIP OF HOPEWELL REVISED GENERAL ORDINANCES TO PROVIDE FOR UP TO SIX SERGEANTS IN THE POLICE DEPARTMENT**

**WHEREAS**, State law requires that the type and number of police positions in a municipal police department must be created by ordinance; and

**WHEREAS**, the Hopewell Township Code currently provides for a maximum of five sergeants in the Police Department; and

**WHEREAS**, there may be a future need for a sixth sergeant.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that Section 2-2.10 of the Revised General Ordinances of the Township of Hopewell be amended as follows (new material is underlined, deleted material is **[bracketed]**):

Section 2-2.10, Police Department

a. Establishment. A Police Department is hereby established in the Township, under the name of "Police Department of the Township of Hopewell, Mercer County, New Jersey."

The following positions and line of authority are hereby created:

1. One Chief of Police or Police Director.
2. One Captain.
3. Up to three Lieutenants.
4. [~~Five~~] Up to Six Sergeants.
5. Forty Police Officers.

The creation of these positions shall not require the Township Committee to fill each position and any position hereunder established may, in the sole discretion of the Township Committee, remain vacant.

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

**CONSENT AGENDA ITEMS**

**RESOLUTIONS #22-32 THROUGH #22-38 AND SHOOTING GALLERIES RENEWAL APPLICATION.** Read by title.

Motion by Ruger, seconded by Chait to adopt Resolution #22-32 through #22-38 and approve Shooting Galleries Renewal Application.

**MOTION UNANIMOUSLY CARRIED**

**RESOLUTION #22-32**

**A RESOLUTION AUTHORIZING REFUND OF TAX OR SEWER OVERPAYMENTS**

**WHEREAS**, the Tax Collector has determined that overpayments of taxes and/or utility charges have been made; said overpayments are caused by duplicated payments from owners, title agencies and mortgage companies who have been contacted by the Collector for proper settlement; tax appeals; or utility overpayments.

**NOW, THEREFORE, BE IT RESOLVED**, on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the individuals and/or corporations so specified below be refunded the overpayment of taxes. Further, a copy of this approved resolution shall be forwarded to the Collector and to the Finance Officer.

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>LOCATION</u>	<u>AMOUNT</u>
43.11/2	Joel & Marie Pitt	Overpaid Tax	97 Elm Ridge Rd	\$20,500.00

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**RESOLUTION #22-33**  
**A RESOLUTION RE-ESTABLISHING**  
**THE HOPEWELL VALLEY GREEN TEAM**

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough recognize a need to develop “green” initiatives to create a plan for a healthy economy, environment and society in Hopewell Valley; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough desire to identify and support green, sustainable practices which benefit our residents and business partners that are easy to replicate and affordable to implement; and

**WHEREAS**, the Borough of Hopewell, the Township of Hopewell and the Borough of Pennington have each resolved to participate in **SUSTAINABLE JERSEY<sup>TM</sup>**, a certification program for municipalities in New Jersey that want to go green, control costs and save money, and take steps to sustain their quality of life over the long term; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough have identified a need to work collaboratively to achieve **SUSTAINABLE JERSEY<sup>TM</sup>** certification as the economical and environmental health of Hopewell Valley does not end at municipal borders; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township and Pennington Borough, in an attempt to focus attention on green issues and to further the primary goals of saving tax dollars, assuring clean air and water, improving working and living environments, and strengthening communities that are sustainable economically, environmentally and socially well into the future, established the “Hopewell Valley Green Future Task Force;” and

**WHEREAS**, since on or about August 3, 2009, the Hopewell Valley Green Future Task Force, now the Hopewell Valley Green Team with annually appointed members comprised of a minimum of four representatives of each Hopewell Valley municipality, including one governing body member liaison, one municipal staff representative and at least two members of the public representing residents, businesses, congregations and other community groups, met quarterly or as needed to develop and recommend programs and projects that seek to:

1. Improve public health and safety.
2. Identify alternative energy options.
3. Encourage water and energy conservation.
4. Reduce environmental pollution.
5. Promote recycling efforts.
6. Preserve natural resources.
7. Increase public awareness regarding green initiatives through the development of educational programs and resources dedicated to green initiatives.
8. Provide updates and recommendations to Hopewell Valley governing bodies, administrations, planning boards, environmental commissions, shade tree board and other groups directly or indirectly responsible to environmental issues; and

**WHEREAS**, the governing bodies of Hopewell Borough, Hopewell Township, and Pennington Borough desire that the Hopewell Valley Green Team continue meeting, on a quarterly or as needed basis, to develop and recommend the above-described programs and projects.

**NOW, THEREFORE, BE IT RESOLVED**, by the Hopewell Township Committee, that it hereby supports and does re-establish the Hopewell Valley Green Team, formerly the Hopewell Valley Green Future Task Force, in cooperation with the Borough of Hopewell and the Borough of Pennington.

**BE IT FURTHER RESOLVED**, that the following individuals are appointed to serve on

the Hopewell Valley Green Team for 2022, and that the Township shall provide details of said appointments to the municipal clerk of the Borough of Hopewell and the Borough of Pennington: Rex Parker, Carol Meyer, Molly Reinero, Paul Kinney

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**R E S O L U T I O N # 22-34**

**A RESOLUTION AUTHORIZING A REFUND  
FOR OVERPAYMENT OF A ZONING APPLICATION FEE**

**BE IT RESOLVED**, on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the individual or corporation so specified below be refunded a fee of \$150.00 as their respective Zoning Board application submitted as a residential Use Variance requiring a fee of \$250.00 should have been submitted as a residential Bulk Variance requiring a fee of \$100.00:

<u>NAME</u>	<u>AMOUNT</u>
Augustine A Rossi 30 Meadow Lane Pennington, NJ 08534 43.22/9 – BULK VARIANCE	\$ 150.00

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**R E S O L U T I O N #22-35**

**A RESOLUTION AUTHORIZING REFUNDS FOR  
HOPEWELL TOWNSHIP RECREATION DEPARTMENT  
PROGRAM PARTICIPANTS**

**WHEREAS**, registration fees were paid for participation in a variety of programs sponsored by the Hopewell Township Recreation Department; and

**WHEREAS**, some participants have requested a refund in accordance with department policy.

**NOW, THEREFORE, BE IT RESOLVED**, on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the following program refunds be and are hereby authorized:

Evann Gleeson	68 Woolsey Court	Pennington 08534	\$590.00
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**R E S O L U T I O N #22-36**

**A RESOLUTION AUTHORIZING REFUND FOR  
HOPEWELL TOWNSHIP RESIDENT FOR  
PET LICENSE**

**WHEREAS**, the Township of Hopewell Animal Control collects fees for the licensing of dogs and cats living in the township; and

**WHEREAS**, the Township of Hopewell Animal Control has issued a Pet License to Fred Moore for his dog Milly, who has passed away; and

**WHEREAS**, Fred Moore, 279 Pennington Harbourton Road has requested a refund of \$21.00 for said service.

**NOW, THEREFORE, BE IT RESOLVED**, on this 24<sup>th</sup> day of January, 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the following refund is hereby authorized:

Fred Moore, 279 Pennington Harbourton Road, Pennington, NJ 08534 Refund \$21.00

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**RESOLUTION # 22-37**

**A RESOLUTION ACCEPTING THE RESIGNATION OF A  
DISPATCHER IN THE POLICE DEPARTMENT  
TILAK PATEL**

**WHEREAS**, Dispatcher Tilak Patel has been employed in the Hopewell Township Police Department since November 22, 2021; and

**WHEREAS**, Dispatcher Tilak Patel has submitted his resignation on January 13, 2022.

**NOW, THEREFORE, BE IT RESOLVED** on this 24<sup>th</sup> day of January, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey:

1. That Dispatcher Tilak Patel resignation effective January 13, 2022 be and is hereby accepted.

**RESOLUTION #22-38**

**A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER  
TO ISSUE AN EXTENSION TO A TEMPORARY ACTIVITIES PERMIT TO  
JHF REALTY LLC**

**WHEREAS**, JHF Realty LLC seeks an extension to an existing Temporary Activities Permit allowing two (2) food trucks the use of the Rosedale Mills property, specifically the parking area extending across the southwest side of the property parallel to Route 31, seven days per week, operating various hours between 11:00 a.m. - 6:00 p.m. weekdays, 10:00 a.m. - 5:00 p.m. Saturdays, and 10:00 a.m. - 4:00 p.m. Sundays, for onsite staff, customers visiting the store, and the general public; and

**WHEREAS**, this proposal has been reviewed by the Hopewell Township Attorney who has advised that this proposal can be authorized under a Temporary Activities Permit issued by the Hopewell Township Zoning Officer; and

**WHEREAS**, this request has been reviewed by the Hopewell Township Health Department, Hopewell Township Police Department, Hopewell Valley Fire Safety and Municipal Construction Office who have raised no objections;

**NOW, THEREFORE, BE IT RESOLVED**, on this 24th day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the Hopewell Township Zoning Officer be directed to issue an extension to the existing Temporary Activities Permit to JHF Realty LLC for the operation of two (2) food trucks in the parking area of the Rosedale Mills property, seven days per day, operating various hours, for onsite staff, customers visiting the store, and the general public, subject to receipt of all final approvals and comments from the Hopewell Township Health Officer, Hopewell Township Police, Hopewell Valley Fire Safety, Municipal Construction Office and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc., or other permits as may be required, including:

1. Operation is limited to two (2) food trucks at any given time; each truck proposing to operate at the site must be licensed by the Hopewell Township Health Department. A schedule shall be provided to the Health Department two (2) weeks in advance as to the trucks that will be operating on specific days.
2. Each truck proposing to operate at the site will be required to obtain a fire safety permit from Hopewell Valley Fire Safety prior to commencing operations at the site. The permit will be issued for 6 months or until the end of the Temporary Activities Permit, whichever comes first. Operation will not be permitted without a current fire safety permit.
3. The applicant must provide a schedule to Fire Safety for the following month no later than the 20th of the current month. (e.g.; March list sent on or before February 20th.) The schedule of trucks proposed for February should be provided to Fire Safety immediately.
4. Trucks must be spaced at least fifteen (15) feet apart, bumper to bumper.
5. The applicant must ensure compliance with any applicable Executive Order in effect and should implement CDC guidance related to COVID-19.
6. Advance website or phone ordering and payment is encouraged.
7. All food services shall be for take-out only. No tables or other provisions for on-site consumption of purchases shall be permitted on the site of the operations.
8. This extension to the existing permit shall be valid through April 30, 2022. The Permittee may apply for an additional extension to this permit provided such request is received no later than close of normal municipal business hours on April 15, 2022.

**SHOOTING GALLERIES RENEWAL APPLICATION** – Robert J. Hoch, 147 Washington Crossing-Pennington Road

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**RESOLUTION #22-39.** Read by title.

Motion by Chait, seconded by Purandare to adopt Resolution #22-39.

**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-39**

**RESOLUTION OF THE TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF HOPEWELL AUTHORIZING  
THE MAYOR AND CLERK TO EXECUTE  
DEVELOPER’S AGREEMENT**

**WHEREAS**, U.S. Home Corporation d/b/a Lennar (“the Developer”), is the developer of Hopewell Parc, a residential development approved by the Hopewell Township Planning Board by Resolution No. 21-014; and

**WHEREAS**, Hopewell Parc is an inclusionary development pursuant to Hopewell Township’s court-approved Housing Element and Fair Share Plan; and

**WHEREAS**, Hopewell Parc will be developed in phases; and

**WHEREAS**, it is appropriate for the Developer and the Township to enter into a Developer’s Agreement to more specifically address the respective duties and obligations of the Developer and the Township pursuant to the Planning Board approval, the Municipal Land Use Law and Township Ordinances.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Hopewell, Mercer County, that the Mayor and Clerk are hereby authorized to execute a Developer’s Agreement between Hopewell Township and U.S. Home Corporation d/b/a Lennar, in the form attached hereto, subject to any non-substantive changes as approved by the Township Attorney.

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**RESOLUTION #22-40.** Read by title.

Motion by Ruger, seconded by Chait to adopt Resolution #22-40.

**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-40**

**A RESOLUTION APPOINTING A MEMBER TO THE  
HOPEWELL TOWNSHIP CITIZENS EQUITY ADVISORY COMMITTEE**

**BE IT RESOLVED** on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that Peter Baktis is hereby appointed as a member of the Hopewell Township Citizens Equity Advisory Committee for a one-year term expiring December 31, 2022.

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**RESOLUTION #22-41.** Read by title.

Motion by Chait, seconded by Purandare to adopt Resolution #22-41.

**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-41**

**A RESOLUTION APPOINTING A MEMBER TO THE  
BOARD OF HEALTH ADVISORY COMMITTEE**

**BE IT RESOLVED**, on this 24<sup>th</sup> day of January 2022, that the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, does hereby appoint Desiree L. Allison as a member to the Board of Health Advisory Committee for a three (3) year unexpired term expiring December 31, 2024.

**RESOLUTION #22-42.** Read by title.  
Motion by Kuchinski, seconded by Chait to adopt Resolution #22-42.  
**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-42**

**A RESOLUTION APPOINTING ELAINE BRENTARI  
AS PER DIEM PUBLIC HEALTH NURSE IN  
THE HEALTH DEPARTMENT**

**NOW, THEREFORE, BE IT RESOLVED,** on this 24th of January by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey that Elaine Brentari be and is hereby appointed as Per Diem Public Health Nurse in the Hopewell Township Health Department.

**BE IT FURTHER RESOLVED** that Elaine Brentari be compensated at an hourly rate of \$38.00 (not to exceed 24 hours).

**BE IT FURTHER RESOLVED** that this appointment is effective January 25, 2022.

**RESOLUTION #22-43.** Read by title.  
Motion by Ruger, seconded by Purandare to adopt Resolution #22-43.  
**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-43**

**RESOLUTION AUTHORIZING THE HIRING OF AN  
INTERNET TECHNOLOGY SUPPORT COMPANY THROUGH THE  
COMPETITIVE CONTRACTING PROCESS**

**WHEREAS,** the Township of Hopewell has a requirement of information technology consultant services for its municipal operations, and

**WHEREAS** such services are authorized under the New Jersey Local Publics Contract Law (N.J.S.A.40A:11-4.1(a)) to be procured through the competitive contracting process; and

**WHEREAS** the Township desires to evaluate such service offerings from vendors within the procedures as set forth in the New Jersey Local Publics Contract Law (N.J.S.A.40A:11-4.1 et. seq. and N.J.A.C. 5:34-4 et. Seq.); and

**WHEREAS** the Township desires to enter into a contract for the option of one (1), or two (2) year contract, with extensions yearly, at the option of the Township, to a maximum of five (5) years, that will satisfy the needs of the Township; and

**WHEREAS,** as per statute the process will be administered by the Qualified Purchasing Agent (N.J.S.A 40A:11-4.5(d)).

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

The Qualified Purchasing Agent is hereby authorized to commence the competitive contract/ procurement as allowable under the New Jersey Local Publics Contract Law for information technology consultant, allowing for a minimum of 20 days' notice after advertisement to receive responses, per Local Publics Contract Law.

**RESOLUTION #22-44.** Read by title.  
Motion by Kuchinski, seconded by Chait to adopt Resolution #22-44.  
**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-44**

**RESOLUTION FOR GOVERNOR'S COUNCIL ON  
ALCOHOLISM AND DRUG ABUSE  
FISCAL GRANT JULY 1, 2022 TO JUNE 30, 2023**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, the Committee of the Township of Hopewell, County of Mercer, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore along with Hopewell Borough and Pennington Borough has an established Municipal Alliance Committee; and,

**WHEREAS**, the Township of Hopewell further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Committee of the Township of Hopewell has applied for funding to the Governor's Council on Alcoholism and Drug Abuse as a consortium with Hopewell Borough and Pennington Borough through the County of Mercer; and,

**WHEREAS**, the requested funding will be applied among the three municipalities in Hopewell Valley based on population;

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Hopewell, County of Mercer, State of New Jersey hereby recognizes the following:

1. The Township of Hopewell does hereby authorize the submission of a strategic plan for the Hopewell Valley Municipal Alliance grant for the budget year July 1, 2022 to June 30, 2023 in the amount of:

DEDR	\$9467.00
Cash Match	\$17,800.00*
In-Kind	\$7,100.25

\*Hopewell Township: \$14,000.00, Pennington Borough \$1500.00, Hopewell Borough \$2300.00

The Township of Hopewell acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**RESOLUTION #22-45.** Read by title.

Motion by Chait, seconded by Purandare to adopt Resolution #22-45.

**ROLL CALL VOTE:**

**AYES:** Chait, Kuchinski, Purandare, Ruger, Mayor Peters-Manning

**NOES:** None

## **R E S O L U T I O N #22-45**

### **2021 BUDGET TRANSFER RESOLUTION #4**

**BE IT RESOLVED** on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer and State of New Jersey, that transfers be made in the 2021 Budget appropriations as follows:

From:

Medical Benefits O/E	\$ 10,000.00
Utilities O/E	<u>6,000.00</u>
Total	\$16,000.00

To:

Engineering O/E	10,000.00
Streetlighting O/E	<u>6,000.00</u>
Total	\$16,000.00

**RESOLUTION #22-46.** Read by title.

Motion by Kuchinski, seconded by Ruger to adopt Resolution #22-46.

**MOTION UNANIMOUSLY CARRIED**

**RESOLUTION #22-46**

**A RESOLUTION AMENDING 2021  
PROFESSIONAL SERVICES AGREEMENT**

**WHEREAS**, the Township entered into a Professional Services Agreement with the firm noted below; and

**WHEREAS**, it is necessary to amend this agreement to change the amount and/or the term of the contract; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available.

<u>FIRM</u>	<u>CURRENT MAXIMUM</u>	<u>PROPOSED MAXIMUM</u>	<u>CURRENT TERM EXPIRES</u>	<u>PROPOSED TERM EXPIRES</u>
Van Cleef Engineering Associates (General Engineering) 1-01-20-165-028	\$ 141,000.00	\$153,000.00	12/31/2021	No Change
Van Cleef Engineering Associates (Engineering Wastewater) 1-01-20-165-028	\$ 1,000.00	\$ 0.00	12/31/21	No Change

**NOW, THEREFORE, BE IT RESOLVED** on this 24<sup>th</sup> day of January, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the Professional Services Agreements be and are hereby amended.

**RESOLUTION #22-47.** Read by title.

Motion by Purandare, seconded by Kuchinski to adopt Resolution #22-47.

**ROLL CALL VOTE:**

**AYES:** Chait, Kuchinski, Purandare, Ruger, Mayor Peters-Manning

**NOES:** None

**RESOLUTION #22-47**

**A RESOLUTION FOR AN  
EMERGENCY TEMPORARY APPROPRIATION**

**WHEREAS**, an emergent condition has arisen with respect to the below listed items and no adequate provision has been made in the 2022 temporary appropriations for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose above mentioned; and

**WHEREAS**, the total emergency temporary resolutions adopted in the year 2022 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$220,320.00

**NOW, THEREFORE, BE IT RESOLVED**, on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made for:

**	Admin O/E	\$10,000.00
	Legal O/E	35,000.00
	Clerk O/E	5,000.00
	Finance O/E	13,000.00
	Tax Collector O/E	4,000.00
	Tax Assessor O/E	22,000.00
	Engineering O/E	15,000.00
	Community Devel O/E	55,000.00
	Prosecutor O/E	25,200.00

Public Defender S/W	5,600.00
Buildings & Grounds	10,000.00
Health O/E	5,000.00
Interlocal EMS	15,520.00
 Total	 \$220,320.00

2. That said emergency temporary appropriation has been provided for in the 2022 budget under the title of:  
As listed in 1 above
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

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**RESOLUTION #22-48.** Read by title.

Motion by Purandare, seconded by Chait to adopt Resolution #22-48 as amended.

**MOTION UNANIMOUSLY CARRIED**

### **RESOLUTION #22-48**

#### **A RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENTS**

**WHEREAS**, there exists a need for professional services for the following: Qualified Purchasing Agent services; Managerial Consulting Services; Insurance Brokerage Services; Employee Assistant Program Services; Employment and pre-employment medical services; Township Attorney Services; Labor Attorney services; engineering affairs as it relates to legal matters; planning services to assist with legal matters; legal services relating to tax appraisals and tax appeals; legal services relating to tax appraisals and tax appeals; legal services related to Castoro litigation; legal services related to Redevelopment Areas without escrow including the Community Center; Municipal Prosecutor services; Maintenance and updating of the Revised General Ordinances, the Land Use and Development Book and the online eCode 360; Bond Counsel services; Continuing Disclosure Agent services; Financial Advisor Services; 2022 appraisal services and tax appeals; appraisal services; General Engineering services; engineering as it relates to Stormwater matters; engineering as it relates to wastewater management matters; Redevelopment Engineer services; engineering services as it relates to the Community Center; Legal services for the Hopewell Township Planning Board; assistance with Ordinance amendments; engineering as it relates to planning matters; engineering as it relates to zoning matters; general planning; planning services to assist with zoning matters; assistance with Ordinance amendments; legal services for the Hopewell Township Zoning Board of Adjustment; potable water monitoring services for the Hopewell Municipal Services building, the Public Works building and the ball field; Well testing evaluation and General Hydrogeologic Consulting; Medical Director services; Municipal Public Defender services; Conflict Municipal Defender services; Conflict Municipal Defender services; engineering as it relates to water matters; potable well monitoring services for the Community System at Washington Crossing Estates; engineering services as it relates to sewer matters in the ELSA Sewer Service area; engineering services as it relates to sewer matters in the SBRSA Sewer Service area; Open Space legal services; Open Space Engineering services; Affordable Housing administrative services; engineering related to affordable housing matters; assistance with the Affordable Housing Trust; assistance with Affordable Housing legal affairs; and planning services related to affordable housing; and

**WHEREAS**, the estimated cost of the contract is not to exceed \$15,500.00 (2-01-20-100-028); \$2,500.00 (2-01-20-100-028) for Managerial Consulting Services; \$39,000.00 (2-01-20-100-028) for Insurance Brokerage Services; \$3,300.00 (2-01-20-100-028) for Employee Assistance Program Services; \$3,000.00 (2-01-20-100-028) for employment and pre-employment medical services; \$150,000.00 (2-01-20-115-028) for Township Attorney services; \$135,000.00 (2-01-20-115-028) for Labor Attorney services; \$1,000.00 (2-01-20-115-028) for engineering affairs as it relates to legal matters; \$2,500.00 (2-01-20-115-028) for planning services to assist with legal matters; \$10,000.00 (2-01-20-115-028) for legal services relating to tax appraisals and tax appeals; \$30,000.00 (2-01-20-115-028) for legal services relating to tax appraisals and tax appeals; \$2,000.00 (2-01-20-115-028) for legal services related to Castoro litigation; \$2,000.00 (2-01-20-115-028) for legal services related to Redevelopment Areas without escrow including the Community Center; \$25,200.00 (2-01-25-275-028) for Municipal Prosecutor services; \$5,490.00 (2-01-20-120-028) for maintenance and updating of the Revised General Ordinances, the Land Use and Development Book

and the online eCode 360; \$9,500.00 (2-01-20-130-028) for Bond Counsel services; \$1,550.00 (2-01-20-130-028) for Continuing Disclosure Agent services; \$2,500.00 (2-01-20-130-028) for Financial Advisor Services; \$15,000.00 (2-01-20-150-028) for 2022 appraisal services and tax appeals; \$10,000.00 (2-01-20-150-028) for appraisal services; \$65,000.00 (2-01-20-165-028) for General Engineering services; \$5,000.00 (2-01-20-165-028) for engineering as it relates to Stormwater matters; \$1,000.00 (2-01-20-165-028) for engineering as it relates to wastewater management matters; \$1,500.00 (2-01-20-165-028) for Redevelopment Engineer services; \$5,000.00 (2-01-20-165-028) for engineering services as it relates to the Community Center; \$25,000.00 (2-01-21-190-028) for legal services for the Hopewell Township Planning Board; \$5,000.00 (2-01-21-190-028) for assistance with Ordinance amendments; \$1,000.00 (2-01-21-190-028) for engineering as it relates to planning matters; \$1,000.00 (2-01-21-190-028) for engineering as it relates to zoning matters; \$10,000.00 (2-01-21-190-028) for general planning; \$2,000.00 (2-01-21-190-028) for planning services to assist with zoning matters; \$10,000.00 (2-01-21-190-028) for assistance with Ordinance amendments; \$10,000.00 (2-01-21-190-028) for legal services for the Hopewell Township Zoning Board of Adjustment; \$11,333.00 (2-01-26-310-028) for potable water monitoring for the Municipal Services building, the Public Works building and the ball field; \$2,000.00 (2-01-27-330-028) for Well testing evaluation and general hydrogeologic consulting; \$500.00 (2-01-27-330-028) for Medical Director services; \$21,600.00 (2-01-43-495-028) for Municipal Public Defender services; \$50.00 per hour for outside work and \$60.00 per hour for court time (2-01-43-495-028) for Conflict Municipal Defender services; \$50.00 per hour for outside work and \$60.00 per hour for court time (2-01-43-495-028) for Conflict Municipal Defender services; \$3,500.00 (2-05-55-502-028) for engineering as it relates to water matters; \$7,115.00 (2-05-55-502-028) for potable water monitoring for the Community System at Washington Crossing Estates; \$7,500.00 (2-07-55-502-028) for engineering services as it relates to sewer matters in the ELSA Sewer Service area; \$7,500.00 (2-10-55-502-028) for engineering services as it relates to sewer matters in the SBRSA Sewer Service area; \$1,500.00 (X-12-00-925-234) for Open Space legal services; \$1,000.00 (X-12-00-925-234) for Open Space Engineering services; \$40,000.00 (X-14-99-927-028) for Affordable Housing administrative services; \$1,000.00 (X-14-99-927-028) for engineering related to affordable housing matters; \$7,500.00 (X-14-99-927-028) for assistance with the Affordable Housing Trust; \$7,500.00 (X-14-99-927-028) for assistance with affordable housing legal affairs; and \$1,500.00 (X14-99-927-028) for planning services related to affordable housing; and funds will be available in the 2022 budget appropriations for this purpose certified by the local finance officer encumbered in the accounts referenced above; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 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 Hopewell, as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute the attached agreements with:

The Canning Group, LLC for Qualified Purchasing Agent services;  
 The Canning Group, LLC for Managerial Consulting Services;  
 Integrity Consulting Group for Insurance Brokerage Services;  
 Mercer Council on Drug and Alcoholism for Metro Employee Assistance Service;  
 Princeton Healthcare Systems for employment and pre-employment medical services;  
 Steven P. Goodell, Esq. of Parker McCay, P.A. for Township Attorney Services  
 Mark S. Ruderman, Esq. of Ruderman & Roth, LLC for Labor Attorney Services  
 Van Cleef Engineering Associates for engineering related to legal matters;  
 Banisch Associates, Inc. for planning services to assist with legal matters;  
 Harry Haushalter for legal services related to tax appraisals and tax appeals;  
 Carlin, Ward, Ash & Heiart, LLC for legal services related to tax appraisals and tax Appeals;  
 Mason, Griffin & Pierson for legal services related to Castoro litigation;  
 McManimon, Scotland & Baumann, LLC for legal services related to Redevelopment Areas without escrow including the Community Center;  
 Robert H. Yostembski for Municipal Prosecutor services;  
 General Code, LLC for maintenance and updating of the Revised General Ordinances, the Land Use and Development Book and the online eCode 360;  
 McManimon, Scotland & Baumann, LLC for Bond Counsel services;  
 Anthony P. Inverso of Phoenix Advisors, LLC for Continuing Disclosure Agent;  
 Anthony P. Inverso of Phoenix Advisors, LLC for Financial Advisor services;  
 Peter E. Sockler of Sockler Realty Services Group for appraisals and tax appeals;

Ronald A. Curini Appraisal Co., Inc. for appraisal services;  
 Van Cleef Engineering Associates for General Engineering services;  
 Van Cleef Engineering Associates for engineering as it relates to Stormwater matters;  
 Van Cleef Engineering Associates for engineering as it relates to wastewater management matters;  
 Ferriero Engineering, Inc. for Redevelopment Engineer services;  
 Ferriero Engineering, Inc. for engineering services as it relates to the Community Center;  
 Francis P. Linnus, Esq. for legal services for the Hopewell Township Planning Board;  
 Francis P. Linnus, Esq. for assistance with Ordinance amendments;  
 Van Cleef Engineering Associates for engineering relating to planning matters;  
 Van Cleef Engineering Associates for engineering relating to zoning matters;  
 Banisch Associates, Inc. for general planning issues;  
 Banisch Associates, Inc. for planning services to assist with zoning matters;  
 Banisch Associates, Inc. for assistance with Ordinance amendments;  
 Mason, Griffin & Pierson for legal services for the Hopewell Township Zoning Board of Adjustment;  
 McGowan Well Water Compliance Management, LLC for potable water monitoring for the Hopewell Municipal Services building, the Public Works building and the ball field;  
 M2 Associates, Inc. for well testing evaluation and general hydrogeologic consulting;  
 Dr. Stephen J. Vetrano for Medical Director services;  
 John M. Holliday for Municipal Public Defender services;  
 Lee H. Engelman, P.A. for Conflict Public Defender services;  
 Robert Rogers, Esq. for Conflict Public Defender services;  
 Van Cleef Engineering Associates for engineering as it relates to water matters;  
 McGowan Well Water Compliance Management, LLC for potable water monitoring services for the Community System at Washington Crossing Estates;  
 Van Cleef Engineering Associates for engineering services as it relates to sewer matters in the ELSA Sewer Service area;  
 Van Cleef Engineering Associates for engineering services as it relates to sewer matters in the SBRSA Sewer Service area;  
 Parker McCay, P.A. for Open Space legal matters;  
 Van Cleef Engineering Associates for Open Space engineering services;  
 PCH Development Corporation for Affordable Housing Administrative services;  
 Van Cleef Engineering Associates for engineering related to affordable housing matters;  
 Edwin W. Schmierer of Mason, Griffin & Pierson for assistance with the Affordable Housing Trust;  
 Parker McCay, P.A. for assistance with affordable housing legal affairs;  
 Banisch Associates, Inc. for planning services to assist with affordable housing

2. The contracts are 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 and it is not possible to obtain competitive bids.
3. A notice of this action shall be published once in the official newspaper as required by law.

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**RESOLUTION #22-49.** Read by title.

Motion by Kuchinski, seconded by Chait to adopt Resolution #22-49.

**MOTION UNANIMOUSLY CARRIED**

## **RESOLUTION #22-49**

### **DEBT SERVICE MATURATION RESOLUTION (MATURING ON FEBRUARY 1, 2022)**

**WHEREAS**, N.J.S.A. 40A:4-19 provides authority for appropriating in a resolution the permanent debt service requirements for the coming fiscal year; and

**WHEREAS**, debt service payments will be due on February 1, 2022 on a 2014 Bond and 2020 Refunding Bond issued and outstanding;



**NOW, THEREFORE, BE IT RESOLVED** on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the following appropriations be made to cover the payments due February 1, 2022.

**DEBT SERVICE – TOWNSHIP OF HOPEWELL**  
**2014 BOND AND 2020 REFUNDING BOND**

	<u>Principal</u>	<u>Interest</u>
Current Fund	\$1,200,000.00	\$65,940.00
Open Space	\$220,000.00	\$27,883.03
Affordable Housing	\$595,000.00	\$77,404.85
<b>TOTAL</b>	<b>\$2,015,000.00</b>	<b>\$171,227.88</b>

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**RESOLUTION #22-50.** Read by title.  
Motion by Chait, seconded by Purandare to adopt Resolution #22-50.  
**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-50**

**DEBT SERVICE MATURATION RESOLUTION**  
**(MATURING ON FEBRUARY 15, 2022)**

**WHEREAS**, N.J.S.A. 40A:4-19 provides authority for appropriating in a resolution the permanent debt service requirements for the coming fiscal year; and

**WHEREAS**, debt service payments will be due on February 15, 2022 on a 2010 Bond issued and outstanding;

**NOW, THEREFORE, BE IT RESOLVED** on this 24<sup>th</sup> day of January 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the following appropriations be made to cover the payments due February 15, 2022.

**DEBT SERVICE – TOWNSHIP OF HOPEWELL 2010 BONDS**

	<u>Principal</u>	<u>Interest</u>
Current Fund	\$755,240.00	\$91,943.30
Open Space	\$378,640.00	\$69,198.60
Affordable Housing	\$241,120.00	\$43,333.70
<b>TOTAL</b>	<b>\$1,375,000.00</b>	<b>\$204,475.60</b>

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**RESOLUTION #22-51.** Read by title.  
Motion by Ruger, seconded by Chait to adopt Resolution #22-51.

**ROLL CALL VOTE:**

**AYES:** Chait, Kuchinski, Purandare, Ruger, Mayor Peters-Manning  
**NOES:** None

**R E S O L U T I O N #22-51**

**BILLS & CLAIMS**

**BE IT RESOLVED**, that the list of cash disbursements authorized for approval of bills for payment date January 24, 2022 in the following amounts:

Bills and Claims	\$	6,613,119.34
Payroll	\$	346,321.13
Total Disbursements	\$	6,959,440.47

Itemized and listed on the submitted schedule are hereby approved and filed as a record as part of the minutes of this meeting.

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**FUTURE AGENDA ITEMS – AS LISTED ON THE TOWNSHIP WEBSITE ON THE CLERK’S PAGE.**

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**PUBLIC SECTION**

The following members of the public spoke during public comment:

**Melanie Phillips**, a resident of Washington Crossing Pennington Road, questioned how the Scotch Road Redevelopment Agreement works with regard to the Township’s obligation it made with Fair Share Housing to build x number of units over x number of years when it comes to the next round.

**Jon Edwards** made certain comments on the PILOT presentation as being full of distortions; questioned the impact on the schools with thousands of new homes to be built; the need for a demographic study; suggested reaching out to the West Windsor council for their opinion on PILOTs; and that the better way to do this was to not have a PILOT at all.

The detailed public comment may be viewed at [www.hopewelltp.org](http://www.hopewelltp.org) in the video library.

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**EXECUTIVE SESSION RESOLUTION.** Read into the record.

Mayor Peters-Manning stated that the regular meeting may reconvene following the Executive Session.

Motion by Chait, seconded by Purandare to go to Executive Session to discuss contract negotiations, real estate, legal and personnel matters.

**MOTION UNANIMOUSLY CARRIED**

**R E S O L U T I O N #22-52**

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, it is necessary for the Township Committee to discuss contract negotiations, real estate, legal, and/or personnel matters; and

**WHEREAS**, N.J.S.A. 10:4-12 permits the Township Committee to conduct a meeting from which the public is excluded in order to discuss such matters; and

**WHEREAS**, the Township Committee wishes to discuss the following:

- Personnel
- Legal

**WHEREAS**, the time when and circumstances under which discussion conducted in executive session may be disclosed to the public is when appropriate.

**NOW, THEREFORE, BE IT RESOLVED**, on this 24<sup>th</sup> day of January, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that the Township Committee shall forthwith conduct an executive session to discuss the above.

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At 8:07 p.m. the Executive Session was held.

At 8:49 p.m. the Regular meeting reconvened.

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At 8:49 p.m., motion by Kuchinski, seconded by Ruger to adjourn the meeting.

**MOTION UNANIMOUSLY CARRIED**

The detailed public meeting may be viewed at [www.hopewelltp.org](http://www.hopewelltp.org) in the video library.

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LAURIE E. GOMPF  
MUNICIPAL CLERK