

**HOPEWELL TOWNSHIP COMMITTEE REGULAR MEETING
HOPEWELL TOWNSHIP MUNICIPAL BUILDING AUDITORIUM
AND VIA ZOOM VIDEO COMMUNICATIONS**

Monday, May 2, 2022 – 6:31 p.m.

6:15 P.M. – FLAG RAISING IN SUPPORT OF UKRAINE

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 (via Zoom), Kevin Kuchinski (via Zoom), 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, Director of Community Development/Engineer James Hutzelmann, Police Director Robert Karmazin, Attorney Scott Miccio, Township Attorney Steve Goodell

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

MINUTES SUBMITTED FOR APPROVAL

Motion by Ruger, seconded by Purandare to approve January 4, 2022 Reorganization Meeting and January 10, 2022 Special, Regular and Executive Meeting Minutes.

MOTION CARRIED

ABSTAIN: Chait

RESOLUTION #22-167. Read by title.

Motion by Ruger, seconded by Kuchinski to adopt Resolution #22-167.

MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-167

**A RESOLUTION PROMOTING
DETECTIVE ALEXIS MIRRA TO THE
POSITION OF SERGEANT IN THE
HOPEWELL TOWNSHIP POLICE DEPARTMENT**

BE IT RESOLVED on this 2nd day of May, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey, that Detective Alexis Mirra be promoted to Sergeant effective May 3, 2022; and

BE IT FURTHER RESOLVED that Alexis Mirra be compensated at an annual salary of \$129,256.75 (Sergeant 1).

PRESENTATION – PROCLAMATION IN RECOGNITION OF OLDER AMERICANS MONTH 2022

**PROCLAMATION
IN RECOGNITION OF OLDER AMERICANS MONTH 2022**

WHEREAS, Hopewell Township includes a growing number of older Americans who have built resilience and strength over their lives through successes and difficulties; and

WHEREAS, Hopewell Township benefits when people of all ages, abilities, and backgrounds are included and encouraged to share their successes and stories of resilience; and

WHEREAS, Hopewell Township recognizes our need to nurture ourselves, reinforce our strength, and continue to thrive in times of both joy and difficulty; and

WHEREAS, Hopewell Township can foster communities of strength by:

- creating opportunities to share stories and learn from each other;
- engaging older adults through education, recreation, and service; and
- encouraging people of all ages to celebrate connections and resilience

NOW, THEREFORE, the Township Committee of the Township of Hopewell Township, Mercer County, New Jersey do hereby proclaim May 2022 to be Older Americans Month. We urge every resident to recognize older adults and the people who support them as essential contributors to the strength of our community.

PRESENTATION – PROCLAMATION FOR THE 53RD ANNUAL PROFESSIONAL CLERKS WEEK MAY 1 – MAY 7, 2022

**PROCLAMATION
53rd ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 1 - May 7, 2022**

WHEREAS, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Professional Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Professional Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, I, Courtney Peters-Manning, Mayor of the Township of Hopewell, Mercer County, New Jersey, do recognize the week of May 1 through May 7, 2022, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks, Laurie Gompf and Katherine Fenton-Newman and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

PRESENTATION – PROCLAMATION RECOGNIZING THE SIGNIFICANCE OF ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH

**PROCLAMATION
RECOGNIZING THE SIGNIFICANCE OF ASIAN AMERICAN AND**

PACIFIC ISLANDER HERITAGE MONTH

WHEREAS, the people of the United States and the State of New Jersey join together each May to pay tribute to the contributions of generations of Asian Americans and Pacific Islanders who have enriched the history of the United States; and

WHEREAS, the history of Asian Americans and Pacific Islanders in the United States is inextricably tied to the story of the United States; and

WHEREAS, the Asian American and Pacific Islander community is an inherently diverse population, composed of more than 45 distinct ethnicities and more than 100 language dialects; and

WHEREAS, according to the Bureau of the Census, the Asian American population grew faster than any other racial or ethnic group over the last decade; and

WHEREAS, there are approximately 22,000,000 residents of the United States who identify as Asian and approximately 1,600,000 residents of the United States who identify as Native Hawaiian or other Pacific Islander, making up nearly 7 percent of the total population of the United States; and

WHEREAS, the month of May was selected for Asian American Pacific Islander Heritage month because the first Japanese immigrants arrived in the United States on May 7, 1843, and the first transcontinental railroad was completed on May 10, 1869, with substantial contributions from Chinese immigrants; and

WHEREAS, the Township of Hopewell issues this proclamation calling on the people of Hopewell Township to observe the month with appropriate programs, ceremonies, and activities; and

WHEREAS, this Proclamation recognizes the history, achievements, and diversity of Asian Americans and Pacific Islanders and the systemic barriers to economic justice, health equity, educational attainment and personal safety experienced by many in the Asian American and Pacific Islander communities; and

WHEREAS, Asian Americans and Pacific Islanders have made significant contributions to the United States at all levels of the Federal, State and local Governments; and

WHEREAS, celebrating Asian American Pacific American Heritage Month provides the people of the United States and the State of New Jersey with an opportunity to recognize the achievements, contributions, and history of, and to understand the challenges faced by Asian Americans and Pacific Islanders.

NOW, THEREFORE, BE IT PROCLAIMED, that the Township Committee of the Township of Hopewell, County of Mercer and State of New Jersey, proudly joins in recognizing the annual celebration of Asian American and Pacific Islander Heritage Month and continues our collective journey, as a community and nation, in honoring and deepening our knowledge of the history and contributions of Asian American and Pacific Islander members to the American economy, society, culture, freedoms and values.

COMMITTEE MEMBERS AND STAFF REPORTS

Mr. Snyder reported that the 2021 recycling tonnage grant will be submitted shortly and that there was a meeting with the staff regarding the electric vehicle (EV) charging stations.

Mr. Hutzemann reported that there was a meeting with Suburban Consultants regarding Hiohela dam at the Pennytown pond; that certain issues were identified with the dam during the meeting; that those issues will be addressed during the dredging of the pond; that the Lawrence Hopewell Trail (LHT) public information center was held last week; that the turnout was good and was well received; that based on the feedback, preliminary plans should be finished within the next few months; and there was a meeting regarding the Woolsey Park band shell.

Ms. Troutman reported that the Township introduced the budget on April 18; that every third year the State of New Jersey reviews the budget; that as of right now we are awaiting a representative of the State to be assigned to review the Township's budget; that she is hopeful the budget will be approved by the State by May 16; that April 30 was the deadline to file the expenditure and project report for the State and Local Fiscal Recovery Funds, also known as the American Rescue Plan Recovery Funds; and that the Township filed on April 25 making the Township compliant this year.

Ms. Gompf reported that on April 23 the County began mailing the Vote by Mail ballots; that all the ballot drop boxes were opened April 25; a list of drop boxes may be obtained at the

Mercercounty.org website; that the deadline to register to vote for the June 7 primary is Tuesday, May 17; that the County is desperately in need of poll workers for early voting and election day; that the rate of pay is \$300 for a full day and \$150 for a half day on election day; that for early voting the pay rate is \$21.43 per hour; and that applications are available on the Mercer County website and the Township's Clerk's webpage.

Committee Member Chait expressed his appreciation for the new hybrid technologies which opens resident participation in exciting new ways. He also reported on brush, Freon, and curbside tire collection; and advised of the upcoming Affordable Housing Committee meeting.

Committee Member Purandare announced the May 12th COVID-19 booster vaccine clinic in the Municipal Building; that registration is required; and reported on the vaccine clinic at the Senior Center in April.

Committee Member Ruger reported on the meeting with Suburban Consultants to discuss the Woolsey Park band shell which was an introductory meeting to explain what the Woolsey Park Advisory Committee had suggested for the band shell; that they walked the park to view potential sites; that information should be forthcoming in a few weeks from Suburban Consultants; that Suburban is aware that there is a deadline and a budget that cannot be exceeded; and thanked all who took part. He then advised of the upcoming Woolsey Park Advisory Committee, Citizen's Equity Advisory Committee, and Agricultural Advisory Committee meetings.

Mayor Peters-Manning advised that she attended the opening day of the Hopewell Valley Baseball and Softball Association; that she was impressed with the high school students assisting the younger students there; that it was a wonderful day for the community. She also reported that there was a fly-over by the New Jersey State Police; and that there was a flag raising just before the regular meeting for the country of the Ukraine; that Hopewell Township's Officer Gavdanovich is a Ukraine native and asked for support; and that all on the dais were wearing ribbons with Ukraine colors and the Township is flying the Ukraine flag.

PUBLIC SECTION

No comments from the public.

ORDINANCE – FINAL READING, PUBLIC HEARING AND ADOPTION

Mayor Peters-Manning read by title the introduced ordinance:

ORDINANCE OF THE TOWNSHIP OF HOPEWELL AMENDING
SECTION 17-151 OF THE CODE OF THE TOWNSHIP OF HOPEWELL
REGARDING THE OPERATION OF CLASS 5 CANNABIS RETAIL
BUSINESSES IN CERTAIN COMMERCIAL ZONES, WITH
CONDITIONS

Mayor Peters-Manning declared public hearing open.

Melanie Philips, a resident of Washington Crossing-Pennington Road, questioned if the residential areas to be built across from a potential retail cannabis store will affect the Committee's decision to allow it to operate.

Motion by Ruger, seconded by Chait to close public hearing.

MOTION UNANIMOUSLY CARRIED

Motion by Purandare, 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 April 22, 2022, Hopewell Valley News. Posted municipal bulletin board as required by law.

ORDINANCE NO. 22-1772

ORDINANCE OF THE TOWNSHIP OF HOPEWELL AMENDING SECTION 17-151 OF THE CODE OF THE TOWNSHIP OF HOPEWELL REGARDING THE OPERATION OF CLASS 5 CANNABIS RETAIL BUSINESSES IN CERTAIN COMMERCIAL ZONES, WITH CONDITIONS

WHEREAS, on April 18, 2022, the Township Committee of the Township of Hopewell adopted Ordinance No. 22-1770 to amend the Code of the Township of Hopewell to permit Class 5 cannabis retailers in the Township’s commercial zones, subject to certain conditions; and

WHEREAS, in pertinent part, Ordinance No. 22-1770 added Section 17-151(b)(2) to the Code of the Township of Hopewell, which stated: “Location. Cannabis retail businesses must be located at least 1,000 feet from schools, playgrounds and athletic fields in the Township, measured from property line to property line”; and

WHEREAS, the Township Committee desires to amend Section 17-151(b)(2) to clarify that this location restriction is only meant to apply to playgrounds and athletic fields on school property.

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

SECTION I

Section 17-151 (“Retail Cannabis Uses”) of the Code of the Township of Hopewell shall be amended as follows (additions are underlined and deletions are ~~struck through~~):

§ 17-151 Retail Cannabis Uses

a. Purpose. P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), legalized the recreational use of cannabis by adults 21 years of age or older, and established a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession. The Act also required municipalities to “opt in” or “opt out” of permitting cannabis businesses, and allowed municipalities choosing to opt in to develop reasonable regulations for the location and manner of operations. Section 17-161 (C-1), 17-162 (SC), 17-163 (HBO), 17-167 (IC) and 17-170 (SC1) permit cannabis retailers in those districts. This section sets forth the land use requirements for cannabis retailers and is designed to protect the community from visual and other adverse impacts of the use.

b. Conditional Use Standards.

1. Area and yard requirements. The area and yard requirements for cannabis retailer businesses shall be the same as those required for retailers in each zone in which cannabis retailers are permitted.

2. Location. Cannabis retail businesses must be located at least 1,000 feet from schools, school playgrounds and school athletic fields in the Township, measured from property line to property line.

3. Traffic. A traffic management plan shall be provided per Section 17-112.

4. Parking. The parking requirements for cannabis retailers shall be the same as those required for retailers in each zone in which cannabis retailers are permitted.

5. Odor Control. All cannabis retail businesses shall prevent all odors generated from the storage and sale of cannabis from escaping from the buildings on the site, such that the odor cannot be detected by a reasonable person of normal sensitivity outside the buildings. All cannabis facilities shall have an air treatment system to mitigate cannabis-related odor. The air treatment system shall have sufficient odor absorbing filtration systems utilizing carbon filters or similar, and ventilation and exhaust systems to eliminate cannabis odors coming from the interior of the premises, such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity at the subject property line. Performance standards of section 17-97 shall apply.

6. Signage. The signage requirements for cannabis retailers shall be the same as those required for retailers in each zone in which cannabis retailers are permitted. Additionally, the total imagery on signs for cannabis retail businesses shall not exceed 10% of the total area of the sign.

7. Lighting. Cannabis retail businesses shall comply with the provisions of Section 17-90 of this Code.

8. No cannabis retail establishment shall be housed in a vehicle or any movable or mobile structure. This does not prohibit the delivery of cannabis items and related supplies by a regulated delivery service.

9. All cannabis retail establishments shall be accessible directly from the right-of-way through a separate entrance, independent from any other retail or residential ingress to the building. Only a secured, one-way emergency exit from the establishment may be integrated with common egress.

10. No retail cannabis products shall be visible from a public sidewalk, public street or right-of-way, or any other public place. All retail cannabis shall be stored indoors and on-site.

11. No cannabis retail establishment shall be permitted, including within a single-family detached dwelling, a single-family semi-detached dwelling, a townhouse dwelling or a multi-family dwelling.

12. No cannabis retail establishment may have a drive-through facility.

c. Cannabis delivery services shall only be permitted if it is owned by and located on the same premises as a licensed cannabis retail business.

SECTION II. SEVERABILITY.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION III. INCONSISTENT ORDINANCES REPEALED.

All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION IV. EFFECTIVE DATE.

This ordinance shall take effect upon its passage and publication and filing with the Mercer County Planning Board, and as otherwise provided for by law.

ORDINANCE – FINAL READING, PUBLIC HEARING AND ADOPTION

Mayor Peters-Manning read by title the introduced ordinance:

ORDINANCE OF THE TOWNSHIP OF HOPEWELL, COUNTY OF
MERCER, STATE OF NEW JERSEY APPROVING THE APPLICATION
OF, AND THE EXECUTION OF FINANCIAL AGREEMENT WITH,
BEIGENE HOPEWELL URBAN RENEWAL, LLC

Michael Butler, Esq., from Eckert, Seamans, Cherin & Mellott, LLC on behalf of BeiGene Hopewell Urban Renewal, LLC, introduced Bill Novotny, Senior Vice President of Technical Operations and Manufacturing for BeiGene.

Mr. Novotny shared his background in the industry and presented a slideshow about BeiGene which included:

- BeiGene’s motto: “We confront cancer with everything we have, everywhere we can.”
- Provided statistics with regard to cancer
- Described BeiGene’s mission
- Provided facts about the company
 - Number of offices
 - Location of offices
 - Number of employees
 - History of company
 - Future of company
- Manufacturing capabilities of company
- Described the search that led to the Hopewell facility
- Stated that the incentives in Hopewell led to the decision of settling in Hopewell.

- Described the site as a 400,000 square foot facility that sits on 42 acres on the south side of the Princeton West Innovation site
- Explained the function of each section of the campus

Kevin McManimon of McManimon, Scotland and Bauman explained that when a municipal client is asked to consider a payment in lieu of taxes (PILOT) he advises them to consider two questions:

1. Is the proposed project important to the town?
2. Is the requested PILOT important to the project?

Mr. McManimon advised that if the answer to either of those questions was “no,” it should be questioned why it would be done. He explained the when Bristol-Myers Squibb vacated the campus it took with it a large component of the Township’s ratables; that this project not only replaces those lost ratables, but it is a project the Township can be proud of; that it answers “yes” to the first question; and that in response to the second question, the tax exemption was critical in BeiGene’s decision in choosing Hopewell Township as their site. Mr. McManimon urged the Township Committee to consider the two questions he posed when making the decisions themselves.

Brian Morris of Phoenix Advisors, the Municipal Advisor, Financial Consultant for Hopewell Township, presented a slideshow regarding the PILOT, the investment in Hopewell Township, and the financial benefits of the PILOT agreement.

Mr. Morris reviewed the total square footage of the space and the total projected cost of the project; that the PILOT was requested to offset the substantial investment as well as the startup cost of the project; that Hopewell was selected after a long global site review process; that the 42-acre parcel represents approximately 25% of the total BMS site; that the project is non-residential; that the proposed PILOT is for 30 years; that it is calculated based on percentages of the developers annual gross revenue; that there is potential for a Phase 2 project which could bring an additional multi-hundred million dollar investment to the Township; that there will be the creation of approximately 400 temporary union construction jobs; 200 permanent high-skilled scientific jobs; 30-60 support staff jobs at the site once it is completed; and snow removal, garbage, recycling, wastewater treatment will all be the responsibility of the owner. He explained that the PILOT revenue in year one would exceed the Township and School District taxes received from the total BMS site in 2019; that the developer will make a significant contribution to the Affordable Housing Trust; that PILOT revenue may go to various Township initiatives; and that tax appeals are not permitted under the long-term tax exemption law.

Mr. Morris reviewed the history of taxes at the BMS site; compared that to the PILOT which would exceed those taxes revenues earned in 2019; that in the PILOT, the Township must give a land tax credit against the PILOT, meaning that land taxes are still paid in the traditional sense; that that tax is still split between the school, County, Township and fire district; and due to the increased assessment of the land, the amounts received by the County, school district and fire district on the land portion in 2022 will exceed the amounts they currently receive on that site. He then showed a chart delineating a 30-year annual service charge which fully replaces the tax revenues received by BMS by year 8.

Committee Members discussed that through this PILOT the school district, County and fire district will get more than double of the land share taxes from the property than they are currently receiving.

Mayor Peters-Manning declared public hearing open.

Melanie Phillips quoted the Boxer Report and urged that the Committee carefully weigh the benefits versus the pitfalls of PILOT agreements.

Rod Langman, a resident of Princeton Farms, stated he is an avid runner and lives approximately 2 miles from the proposed BeiGene development; expressed that he is confident that BeiGene will keep their promise of environmental stewardship towards the community; that he is confident that the Township Committee will ensure they keep their promises of environmental protection; thanked the Mayor and Township Committee for their hard work in bringing a new high caliber company into the vacant Hopewell campus; and he welcomed BeiGene to its new location.

Julie Blake, a resident of Fanning Way, expressed that she is overwhelmed by the presentation, that

there was a shock to the community when BMS left; and that BeiGene is bringing many advantages to the community. She gave thanks for all of the work that went into bringing BeiGene to the community; that it is a meaningful contribution to the community; and that it can only serve the community for the best reasons.

Robert Greene, a resident of Burroughs Avenue and an attorney, commented that allegation that the amount of money to the school system being reduced as a result of the PILOT agreement was not true and not possible; made certain comments regarding how the school system budget is set; cited New Jersey Statute regarding the Township's obligation to pay the school district; and cited a Superior Court ruling supporting the Township's obligation.

Joseph Tauriello, Esq., the attorney representing Hopewell Borough and Pennington Borough, placed on the record the objection of the Boroughs of the approval of the PILOT agreement and read a letter into the record written by Mayor James Davy of Pennington Borough and Paul Anzano, Mayor of Hopewell Borough:

“To the Mayor and Township Committee of Hopewell Township:

In March of 2022 the Boroughs of Pennington and Hopewell filed a lawsuit to stop the Hopewell Township Committee from breaching the longstanding shared arrangement for apportionment apportioning the cost of education within the Hopewell Valley by granting long-term tax exemptions to US Homes at Hopewell Park Urban Renewal LLC. On behalf of the respecting governing bodies and communities of Pennington and Hopewell Boroughs we, the Mayors of Pennington and Hopewell Boroughs, reaffirm our opposition to the Hopewell Township Committee's continued effort to abrogate its shared obligation to the Hopewell Valley Regional School District. We stand in opposition to the ordinance granting the tax exemption to BeiGene Hopewell Urban Renewal. Since the inception of the Hopewell Valley Regional School District the cost of education has been based on the total equalized value of each municipality with each paying their proportionate share.

The long-term tax exemption agreement for both the US Home at Hopewell Park Urban Renewal LLC and this BeiGene Hopewell Urban Renewal LLC will renew significant equalized valuation of land property for the equalization of apportioning school taxes. This action will cause harm to the taxpayers of Pennington and Hopewell Boroughs as they will be forced to cover a larger share of the educational property tax burden of the shared Regional School District. In an attempt to confuse the issue, Township officials argue that the abatement does not deny funding to the School District, however, that is not true. In fact, the PILOTs do take money from the schools, converting taxes otherwise payable to the schools to cash payments payable to the municipality for its discretionary use. Yes, in the short run the schools are made whole by the Boroughs paying more, but with a shrinkage of the overall tax base needed to support the schools. More school monies needed every year from a shrinking tax base is not a formula for a successful school system. It is apparent that a principle reason for the Hopewell Township Committee granting these tax abatements is to circumvent its cost sharing obligation to the Regional School District and to shift greater tax burden to the taxpayers of Pennington and Hopewell Boroughs.

On behalf of our respective communities we ask that the Hopewell Township Committee to reject this long-term exemption with BeiGene Hopewell Urban Renewal LLC.

Sincerely,

James M. Davy, Mayor
Pennington Borough

Paul Anzano, Mayor
Hopewell Borough”

Bill Stolow, a resident of Pebble Creek Court, and a certified financial planner, commented that when BMS left it was up to the Township Committee to replace the shortfall that absence created in the tax base; extolled the benefits that BeiGene brings to the Township; explained that the PILOT will return the revenue stream to what it was before BMS left the Township; and urged the Committee to vote in favor of the Ordinance.

Jodi Viaud, a resident of Weldon Way, voiced her support for the PILOT and for BeiGene.

Motion by Kuchinski, seconded by Purandare to close public hearing.

MOTION UNANIMOUSLY CARRIED

Motion by Purandare, seconded by Chait to adopt the introduced ordinance.

ROLL CALL VOTE:

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

NOES: None

ORDINANCE ADOPTED

Ordinance advertised April 22, 2022, Hopewell Valley News. Posted municipal bulletin board as required by law.

ORDINANCE NO. 22-1773

ORDINANCE OF THE TOWNSHIP OF HOPEWELL, COUNTY OF MERCER, STATE OF NEW JERSEY APPROVING THE APPLICATION OF, AND THE EXECUTION OF FINANCIAL AGREEMENT WITH, BEIGENE HOPEWELL URBAN RENEWAL, LLC

WHEREAS, the Township of Hopewell (the “**Township**”) is authorized under 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 Township constitute an area in need of redevelopment and to adopt redevelopment plans therefor; 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, by Resolution No. 21-020, adopted on October 28, 2021, the Township’s Planning Board granted an application by BeiGene Hopewell Urban Renewal, LLC (the “**Entity**”) for Preliminary and Final Major Subdivision Approval, subdividing the Redevelopment Area into two (2) separate lots, namely Block 46, Lot 8.011, consisting of approximately 390.694 acres (the “**Lincoln Parcel**”) and Block 46, Lot 8.012, consisting of approximately 42.004 acres (the “**Project Area**”); and

WHEREAS, by Ordinance No. 21-1761, adopted on October 4, 2021, the Township 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, by Deed dated November 16, 2021, the Entity acquired fee title to the Project Area; and

WHEREAS, the Redevelopment Plan permits a total of 1,100,000 square feet of gross floor area of new improvements/construction on the Project Area; and

WHEREAS, by Resolution No. 23-31, adopted January 24, 2022, the Township designated the Entity as the redeveloper of the Project Area; and

WHEREAS, the Township and the Entity entered into that certain Redevelopment Agreement, dated February 14, 2022 (the “**Redevelopment Agreement**”), pursuant to which, among other things, the Entity agreed to redevelop the Project Area, in one or multiple phases, singly or sequentially, including, but not limited to, a certain project involving the rehabilitation of approximately 48,800 square feet of space in existing structures to be used as a central utilities building and construction of approximately 353,500 square feet of new improvements to be used for oncological drug research and development, manufacturing and warehousing, and related administrative/office space, and certain on and off-site public and other infrastructure improvements, all in accordance with the Redevelopment Plan (the “**Phase 1 Project**”); and

WHEREAS, by Resolution No. 20-010 adopted March 24, 2022, the Township’s Planning Board granted the Entity’s application for Preliminary and Final Major Site Plan Approval for the Phase 1 Project; and

WHEREAS, the completion of the Phase 1 Project leaves approximately 810,600 square feet of gross floor area of new improvements/construction to be developed on the Project Area in a future phase or phases (“**Future Phases**”), subject to the terms and conditions of the Redevelopment Plan, the timing of which depends on a number of factors, including but not limited to the future state of the science relating to biologic and small-molecule oncology medicine and then prevailing conditions in the market and the economy in general, and cannot be firmly fixed at this time; and

WHEREAS, pursuant to, and in accordance with, the provisions of the Redevelopment Law and the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Long Term Tax Exemption Law**”), the Township is authorized to provide for a tax exemption within a redevelopment area and for payments to the Township in lieu of taxes; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful Phase 1 Project, the Entity submitted to the Mayor of the Township (the “**Mayor**”) an application (the “**Application**”), including a proposed form of financial agreement (“**Financial Agreement**”), which is on file with the Township Clerk, seeking tax exemption in connection with the Phase 1 Project pursuant to the Long Term Tax Exemption Law, in exchange for which the Entity proposes to make payments to the Township in lieu of taxes; and

WHEREAS, the Mayor submitted the Application and Financial Agreement to the Township Committee with her recommendation for approval, a copy of which recommendation is on file with the Township Clerk; and

WHEREAS, the Township has reviewed the Application and the Financial Agreement and makes findings set forth in the recitals of the Financial Agreement with respect to the proposed tax exemption, which findings are incorporated herein; and

WHEREAS, the Township Committee now desires to approve the Application and authorize the execution of the Financial Agreement setting forth the rights and obligations of the parties with respect to the Project.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HOPEWELL, COUNTY OF MERCER, NEW JERSEY AS FOLLOWS:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Application and Financial Agreement are hereby approved and upon the completion of the Project, the Project improvements will be exempt from taxation.
3. The Mayor is hereby authorized to execute the Financial Agreement substantially in the form attached as Exhibit 19 to the Application, subject to minor modification or revision, as deemed necessary and appropriate after consultation with counsel, pursuant to which the Entity will make payments to the Township in lieu of taxes.
4. If any part of this ordinance shall be deemed invalid, such part shall be severed and the invalidity thereof shall not affect the remaining parts of this ordinance.
5. This ordinance shall take effect in accordance with applicable law.

ORDINANCE – INTRODUCTION AND FIRST READING

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

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL DESIGNATING THE “HART’S CORNER SCHOOLHOUSE” AS A HISTORIC LANDMARK WITHIN THE TOWNSHIP OF HOPEWELL AND AMENDING AND SUPPLEMENTING THE OFFICIAL ZONING MAP AND ORDINANCES OF THE TOWNSHIP OF HOPEWELL

Motion by Purandare, 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 June 13, 2022 at 6:30 p.m.

CONSENT AGENDA ITEMS

RESOLUTIONS #22-168 THROUGH #22-178, Read by title.

Motion by Kuchinski, seconded by Ruger to adopt Resolution #22-168 through #22-178.

MOTION UNANIMOUSLY CARRIED

RESOLUTION #22-168

A RESOLUTION ACCEPTING THE RESIGNATION OF A

**MECHANIC IN THE PUBLIC WORKS DEPARTMENT
MICHAEL ELONIS**

WHEREAS, Mechanic Michael Elonis has been employed in the Hopewell Township Public Works Department since December 10, 2018; and

WHEREAS, Mechanic Michael Elonis as submitted his resignation on April 14, 2022.

NOW, THEREFORE, BE IT RESOLVED on this 2nd day of May, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey:

1. That Mechanic Michael Elonis resignation effective April 27, 2022 be and is hereby accepted.

R E S O L U T I O N #22-169

**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 2nd day of May 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:

Sandy Jones	87 Hart Avenue	Hopewell 08525	\$150.00
Yelizaveta Dobruskin	3 Shara Lane	Pennington 08534	\$125.00
Vickey Chen	8 Bonner Court	Pennington 08534	\$319.00

R E S O L U T I O N #22-170

**A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE
GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FOR A DIVISION
OF MENTAL HEALTH AND ADDICTION SERVICES (DMHAS) YOUTH
LEADERSHIP GRANT**

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse (GCADA) 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. In coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal Alliance Program; and

WHEREAS, The Hopewell Township 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 has an established Municipal Alliance Committee; and

WHEREAS, the Hopewell Township Committee 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 Hopewell Township Committee has applied for DMHAS Youth Leadership funding through the Governor’s Council on Alcoholism and Drug Abuse through the County of Mercer.

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

1. The Hopewell Township Committee does hereby authorize submission of an application for DMHAS Grant funding for the Hopewell Valley Municipal Alliance for Year One Grant Term 7/1/22 – 3/14/23 in the amount of:

DMHAS Grant Funding \$4,330.00

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

RESOLUTION #22-171

**RESOLUTION APPROVING THE APPLICATION OF
THE WATERSHED INSTITUTE TO CONDUCT
A SOLSTICE TRAIL RUN 2022**

WHEREAS, application has been made by the Watershed Institute to conduct a 2022 Solstice Trail Run and Festival in the Township of Hopewell at the Watershed Institute, 31 Titus Mill Road on June 18, 2022, between the hours of 5:00 p.m. and 9:00 p.m.; and

WHEREAS, the Hopewell Township Health Officer, the Hopewell Township Police Department, and Hopewell Township Bureau of Fire Safety have reviewed the application and granted their approval to conduct the festival and recommend the granting of a permit pursuant to the Revised General Ordinances of the Township of Hopewell, Chapter IV, Section 4-3 Festivals and Large Assemblies.

NOW, THEREFORE, BE IT RESOLVED that:

1. This Resolution shall constitute a permit to conduct a 2022 Solstice Trail Run and Festival in accordance with the application submitted by the Watershed Institute, which festival is to be held on June 18, 2022 at the Watershed Institute, 31 Titus Mill Road in Hopewell Township.

2. The Watershed Institute shall be exempted from the several provisions of 4-3, et seq. (4-3.8 Exemptions. a. Charitable or non-profit organizations) except those provided by 4-3.4, Insurance Requirement.

3. The Fire Official advises that any cooking or tents/canopies 30 x 30 or larger require a fire safety permit. The application has been forwarded to Pennington First Aid in case of medical emergencies.

4. The Municipal Clerk is directed to forward a certified copy of this resolution to the Watershed Institute, 31 Titus Mill Road, Pennington, NJ 08534.

RESOLUTION #22-172

**RESOLUTION APPROVING THE APPLICATION OF
TITUSVILLE COMMUNITY 4TH OF JULY PARADE COMMITTEE
TO CONDUCT A 4TH OF JULY PARADE**

WHEREAS, application has been made by Titusville Community 4th of July Parade Committee to conduct a 4th of July Parade in the Township of Hopewell in Titusville, New Jersey on River Drive from Grant Street to Church Road on July 4, 2022, between the hours of 10:00 a.m. and 2:00 p.m.; and

WHEREAS, the Hopewell Township Health Officer, the Hopewell Township Police Department and Hopewell Township Bureau of Fire Safety have reviewed the application and granted their approval to conduct the parade and recommend the granting of a permit pursuant to the Revised General Ordinances of the Township of Hopewell, Chapter IV, Section 4-3 Festivals and Large Assemblies.

NOW, THEREFORE, BE IT RESOLVED that:

1. This Resolution shall constitute a permit to conduct a 4th of July Parade in accordance with the application submitted by Titusville Community 4th of July Parade Committee, which is to be held July 4, 2022, on River Drive from Grant Street to Church Road in Hopewell Township.

2. Titusville Community 4th of July Committee shall be exempted from the several provisions of 4-3, et seq. (4-3.8 Exemptions. a. Charitable or non-profit organizations) except those provided by 4-3.4, Insurance Requirement.

3. The Municipal Clerk is directed to forward a certified copy of this resolution to Titusville Community 4th of July Committee, 100 River Drive, Titusville, NJ 08560.

RESOLUTION #22-173

A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO ANNE NIXON-ELLERY FOR A WEDDING EVENT AT THE GLENMOORE FARM

WHEREAS, Anne Nixon-Ellery seeks permission to use her property, “The Glenmoore Farm” located at 105 Pennington Hopewell Road on May 14, 2022 for a Wedding Event from 12:00 p.m. – 8:30 p.m.; 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, Municipal Construction Office and Hopewell Valley Fire Safety who have raised no objections;

NOW, THEREFORE, BE IT RESOLVED, on this 2nd day of May 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 a Temporary Activities Permit to Anne Nixon-Ellery for a Wedding Event on May 14, 2022 subject to receipt of all final approvals and comments from the Hopewell Township Health Officer, Hopewell Township Police, Municipal Construction Office, Hopewell Valley Fire Safety and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc. or other permits as may be required, including:

1. The applicant must ensure compliance with any applicable Executive Order in effect on the date of their event and should implement CDC guidance related to COVID-19.
2. Provide the Health Officer with the name of the catering vendor being used for the event.
3. The applicant has been advised that they will need to obtain a Fire Safety permit and provide a floor plan for the tent.
4. If any of the following are to be used, a separate Fire Safety permit is required for each:
 - Use of fire pit
 - Use of heat for tent
 - Any open flame devices
 - Any on-site cooking or heating of food that uses propane or any fuel- fired appliance

R E S O L U T I O N #22-174

A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO ANNE NIXON-ELLERY FOR A WEDDING EVENT AT THE GLENMOORE FARM

WHEREAS, Anne Nixon-Ellery seeks permission to use her property, “The Glenmoore Farm” located at 105 Pennington Hopewell Road on May 21, 2022 for a Wedding Event from 12:00 p.m. – 8:30 p.m.; 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, Municipal Construction Office and Hopewell Valley Fire Safety who have raised no objections;

NOW, THEREFORE, BE IT RESOLVED, on this 2nd day of May 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 a Temporary Activities Permit to Anne Nixon-Ellery for a Wedding Event on May 21, 2022 subject to receipt of all final approvals and comments from the Hopewell Township Health Officer, Hopewell Township Police, Municipal Construction Office, Hopewell Valley Fire Safety and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc. or other permits as may be required, including:

1. The applicant must ensure compliance with any applicable Executive Order in effect on the date of their event and should implement CDC guidance related to COVID-19.
2. Provide the Health Officer with the name of the catering vendor being used for the event.
3. The applicant has been advised that they will need to obtain a Fire Safety permit and provide a floor plan for the tent.
4. If any of the following are to be used, a separate Fire Safety permit is required for each:
 - Use of fire pit
 - Use of heat for tent
 - Any open flame devices
 - Any on-site cooking or heating of food that uses propane or any fuel- fired appliance

RESOLUTION #22-175

A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO ANNE NIXON-ELLERY FOR A WEDDING EVENT AT THE GLENMOORE FARM

WHEREAS, Anne Nixon-Ellery seeks permission to use her property, “The Glenmoore Farm” located at 105 Pennington Hopewell Road on June 4, 2022 for a Wedding Event from 12:00 p.m. – 8:30 p.m.; 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, Municipal Construction Office and Hopewell Valley Fire Safety who have raised no objections;

NOW, THEREFORE, BE IT RESOLVED, on this 2nd day of May 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 a Temporary Activities Permit to Anne Nixon-Ellery for a Wedding Event on June 4, 2022 subject to receipt of all final approvals and comments from the Hopewell Township Health Officer, Hopewell Township Police, Municipal Construction Office, Hopewell Valley Fire Safety and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc. or other permits as may be required, including:

1. The applicant must ensure compliance with any applicable Executive Order in effect on the date of their event and should implement CDC guidance related to COVID-19.
2. Provide the Health Officer with the name of the catering vendor being used for the event.
3. The applicant has been advised that they will need to obtain a Fire Safety permit and provide a floor plan for the tent.
4. If any of the following are to be used, a separate Fire Safety permit is required for each:
 - Use of fire pit
 - Use of heat for tent
 - Any open flame devices
 - Any on-site cooking or heating of food that uses propane or any fuel- fired appliance

RESOLUTION #22-176

A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO LINDSEY YOUNG-LOCKETT, OPERATIONS MANAGER OF THE HOPEWELL QUARRY

WHEREAS, Lindsey Young-Lockett, Operations Manager of the Hopewell Quarry is seeking a Temporary Activities Permit to allow food trucks, the use of the Hopewell Quarry parking lot located at 180 Crusher Road, operating May 30, 2022 through September 5, 2022, weekends from 12:00 PM to 6:00 PM, to provide refreshments/food for 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 2nd day of May 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 a Temporary Activities Permit to Lindsey Young-Lockett, Operations Manager of the Hopewell Quarry for the temporary operation of a food truck(s) in the parking area of the Hopewell Quarry, weekends from 12:00 PM to 6:00 PM, to provide refreshments/food for 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. 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. Trucks must be spaced at least fifteen (15) feet apart, bumper to bumper. A schedule shall be provided to Fire Safety and the Health Department two (2) weeks in advance as to the trucks that will be operating on specific days.
2. The applicants must ensure compliance with any applicable Executive Orders in effect on the date of their event and should implement CDC guidance at their event.

RESOLUTION #22-177

A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO HOPEWELL VALLEY MUNICIPAL ALLIANCE/HEIDI KAHME FOR HOPEWELL VALLEY COME OUTSIDE AND PLAY! EVENT AT WOOLSEY PARK

WHEREAS, Heidi Kahme, with Hopewell Valley Municipal Alliance., seeks permission to use an outdoor area to the east of the entrance into Woolsey Park for a Hopewell Valley Come Outside and Play! Event scheduled for June 10, 2022 from 4:00 p.m. to 6:00 p.m.; and

WHEREAS, approximately 15 participants are expected to attend the event, to include a yoga session in nature; 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 Police Department, the Hopewell Township Health Department, Hopewell Valley Fire Safety and the Recreation Department who have raised no objections;

NOW, THEREFORE, BE IT RESOLVED, on this 2nd day of May 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 a Temporary Activities Permit to Heidi Kahme for a Hopewell Valley Come Outside and Play! Event scheduled for June 10, 2022 (no rain date) subject to receipt of all final approvals and comments from the Hopewell Township Police, Hopewell Township Health Officer, Hopewell Valley Fire Safety, Recreation Department and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc., including:

1. No open flames, heating devices or tents/canopies over 30'x 30' without the required fire safety permit.
2. The applicant must ensure compliance with any applicable Executive Orders in effect on the date of their event and should implement CDC guidance at their event.

RESOLUTION #22-178

**A RESOLUTION DIRECTING THE HOPEWELL TOWNSHIP ZONING OFFICER
TO ISSUE A TEMPORARY ACTIVITIES PERMIT TO
SUSAN IRGANG WITH UNITARIAN UNIVERSALIST CHURCH**

WHEREAS, the Susan Irgang seeks permission to hold a retirement party at the Unitarian Universalist Church property located at 268 Washington Crossing Pennington Road on June 12, 2022 from 11:00 A.M. – 2:00 p.m.; 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 the Municipal Construction Office, who have raised no objections;

NOW, THEREFORE, BE IT RESOLVED, on this 2nd day of May 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 a Temporary Activities Permit to Susan Irgang for the “Retirement Party Event” on June 12, 2022 subject to receipt of all final approvals and comments from the Hopewell Township Health Officer, Hopewell Township Police, Hopewell Valley Fire Safety, Municipal Construction Official and Zoning Officer, and subject to any relevant restrictions on use, noise, signs, etc. or other permits as may be required, including:

1. Tents 900 sq. ft. and greater OR tents extending greater than 30 feet in any direction require permitting through Fire Safety. Tents that are greater than 16,800 square feet, and/or are erected for 180 days or more, and/or are erected between December 1 and March 31 require additional permitting through the Municipal Construction Office.
2. The applicant must ensure compliance with any applicable Executive Order in effect on the date of their event and should implement CDC guidance at their event.

RESOLUTION #22-179. Read by title.

Motion by Purandare, seconded by Chait to adopt Resolution #22-179.

MOTION UNANIMOUSLY CARRIED

RESOLUTION #22-179

**RESOLUTION DESIGNATING THE MONTH OF MAY
AS “BAG UP NJ” MONTH**

WHEREAS, P.L.2020, c.117, signed into law on November 4, 2020 is the most progressive disposable bag law in the country, with the goal of phasing out single-use plastic and paper bags and encouraging the use of reusable bags throughout New Jersey; and

WHEREAS, New Jersey is working to reduce reliance on single-use products to ensure that future generations have a clean and healthy environment to live, work, and recreate in; and

WHEREAS, banning or limiting the use of single-use plastic and paper carryout bags is a significant step in this effort; and

WHEREAS, the New Jersey Clean Communities Council, the New Jersey Department of Environmental Protection, the New Jersey Department of State, policymakers, environmental and business groups, as well as other stakeholders, are working together to educate consumers, businesses, and communities about the new law and encouraging residents to “Bag Up” before the ban on single-use plastic bags goes into effect on May 4, 2022; and

WHEREAS, the comprehensive “Bag Up NJ” campaign will include educational programs, public and media engagement and reusable bag distribution programs throughout the state, with an emphasis on underserved communities; and

WHEREAS, this statewide public education campaign will provide residents, businesses and visitors with information about the types of reusable and sustainable bags and containers that they may use and where to access these products.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Hopewell that it is critical to begin educating the public about this new law; and

BE IT FURTHER RESOLVED, that one way to gain important recognition is to deem the month of May each year as “Bag Up NJ” month in Hopewell Township, as a further reminder that all residents should bring their own reusable bags to the store; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be transmitted to the NJ Clean Communities Council, and the New Jersey State League of Municipalities.

RESOLUTION #22-180. Read by title.
Motion by Purandare, seconded by Ruger to adopt Resolution #22-180.
MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-180

**A RESOLUTION ACCEPTING THE RESIGNATION OF THE
POLICE DIRECTOR IN THE POLICE DEPARTMENT
ROBERT KARMAZIN**

WHEREAS, Police Director Robert Karmazin has been employed in the Hopewell Township Police Department since November 12, 2020; and

WHEREAS, Police Director Robert Karmazin has submitted his resignation on March 21, 2022.

NOW, THEREFORE, BE IT RESOLVED on this 2nd day of May, 2022 by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey:

1. That Police Director Robert Karmazin resignation effective May 15, 2022 be and is hereby accepted.

RESOLUTION #22-181. Read by title.
Motion by Purandare, seconded by Chait to adopt Resolution #22-181.
MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-181

**AUTHORIZE THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH
“RND CONSULTING LLC” FOR IT CONSULTING SERVICES**

WHEREAS, the Township of Hopewell has a need for information technology service and consulting for the daily operations of the Township of Hopewell supplied by RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727, as a required disclosure contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Sean Canning, Q.P.A., has determined and certified in writing that the value of the services will exceed \$17,500; and

WHEREAS, RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727 in the aggregate is expected to be in excess of the play threshold of \$17,500.00; and

WHEREAS, RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727, has completed and submitted a Business Entity Disclosure Certification and a Personal Contribution Disclosure form which certifies that RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727 has not made any reportable contributions to a political or candidate committee in the Township of Hopewell in the previous one year, and that the contract will prohibit RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727 from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer hereby certifies that funds NOT TO EXCEED \$43,000.00 are available as follows;

Line Item: 2-01-20-100-028

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Hopewell authorizes the Business Administrator to enter into a contract with RND Consulting LLC, 957 Route 33, Hamilton Square, NJ 08690-2727 not to exceed \$43,000.00 for the 2022 budget year; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and Personal Contribution Disclosure form, Determination of Value be placed on file with this resolution.

RESOLUTION #22-182. Read by title.

Motion by Purandare, seconded by Chait to adopt Resolution #22-182.

MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-182

RESOLUTION AUTHORIZING AWARD OF CONTRACT TO PEACH COUNTRY TRACTOR THROUGH SOURCEWELL NATIONAL COOPERATIVE CONTRACT #110719-CNH-2 FOR A NEW HOLLAND C345 COMPACT TRACK LOADER AND ACCESSORIES FOR DEPARTMENT OF PUBLIC WORKS

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

WHEREAS, in accordance with the requirements of the Local Public Contract Law P.L. 2011, C.139 (the "Law" or "Chapter 139") and N.J.S.A.52:34-6.2 the regulations promulgated there under in Local Finance Notice LFN 2012-10, the following purchase without competitive bids from vendor with a National Cooperative Contract is hereby approved for municipalities; and

WHEREAS, the Township of Hopewell has the need to procure certain specialized public works equipment in accord with the Local Publics Contract Law N.J.S.A. 40A:11-1 et. Seq.; and

WHEREAS, the Township of Hopewell has previously acted in accord with New Jersey public procurement statutes and regulations as promulgated by formally joining a recognized and compliant national cooperative, being the Sourcewell National Cooperative through Resolution 15-290 on September 4, 2015; and

WHEREAS, the regulations as set forth within Local Finance Notice LFN 2012-10 have been fully complied with; and

WHEREAS, the Qualified Purchasing Agent has complied with the public notification provisions of public advertisement and has received no protests in accord with law and regulation; and

WHEREAS, the equipment and corresponding Sourcewell National Cooperative contract number is: #110719-CNH-2 for Peach Country Tractor, 749 Mullica Hill Rd., Mullica Hill, N.J. 08062; and

WHEREAS, the Township is desirous of purchasing New Holland C345 Compact Track Loader w/Erskine CP24 Cold Planer, through Sourcewell contract: #110719-CNH-2 for \$96,341.00; and

WHEREAS, the Chief Financial Officer of the Township of Hopewell has certified that adequate funds for such contract are available and are designated to line item appropriation of the official budget. In the amount not to exceed \$96,341.00

Account - X-04-00-679-615

NOW, THEREFORE, BE IT RESOLVED that the Mayor is hereby authorized to enter into contract for the purchase of New Holland C345 Compact Track Loader w/Erskine CP24 Cold Planer, through Sourcewell contract: #110719-CNH-2 for \$96,341.00, from the designated distributor Peach Country Tractor, 749 Mullica Hill Rd., Mullica Hill, N.J. 08062.

RESOLUTION #22-183. Read by title.

Motion by Kuchinski, seconded by Purandare to adopt Resolution #22-183.

MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-183

RESOLUTION TO AUTHORIZE THE AWARD OF A REQUIRED DISCLOSURE CONTRACT WITH "FOUR SEASONS INC. " FOR COMMUNITY RECREATION TRIP TRANSPORTATION SERVICES

WHEREAS, the Township of Hopewell has a need for transportation services to community recreation trip events supplied by Four Seasons Inc., as a required disclosure contract pursuant to the provisions of N.J.S.A. 19:44A- 20.45 and

WHEREAS, the Sean Canning, Q.P.A., has determined and certified in writing that the value of the services will exceed \$17,500; and

WHEREAS, Four Seasons Inc. in the aggregate is expected to be in excess of the play threshold of \$17,500.00; and

WHEREAS, Four Seasons Inc., has completed and submitted a Business Entity Disclosure Certification and a Personal Contribution Disclosure form which certifies that Four Seasons Inc. has not made any reportable contributions to a political or candidate committee in the Township of Hopewell in the previous one year, and that the contract will prohibit Four Seasons Inc. from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer hereby certifies that funds NOT TO EXCEED \$18,000.00 are available as follows:

Line item: X-15-00-243-201 and X-15-00-247-000

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Hopewell authorizes the Business Administrator to enter into a contract with Four Seasons Inc. not to exceed \$18,000.00 for the 2022 budget year; and,

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and Personal Contribution Disclosure form, Determination of Value be placed on file with this resolution.

RESOLUTION #22-184. Read by title.

Motion by Purandare, seconded by Kuchinski to adopt Resolution #22-184.

MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-184

RESOLUTION APPROVING DEVELOPER'S CONSTRUCTION AGREEMENT BETWEEN THE TOWNSHIP OF HOPEWELL AND U.S. HOME AT HOPEWELL URBAN RENEWAL, LLC (THE COLLECTION AT HOPEWELL)

BE IT RESOLVED, on this 2nd day of May 2022, by the Township Committee of the Township of Hopewell, County of Mercer, State of New Jersey:

1. That the DEVELOPER'S CONSTRUCTION AGREEMENT between the Township of Hopewell and U.S. Home at Hopewell Urban Renewal, LLC (The Collection at Hopewell), which is annexed to and made a part of this Resolution be and is hereby approved.

2. That the Mayor and Municipal Clerk be and are hereby authorized to execute said Developer's Construction Agreement between the Township of Hopewell and U.S. Home at Hopewell Urban Renewal, LLC (The Collection at Hopewell).

3. Performance Guarantees, in an amount and form to be approved by the Township Administrator, Township Attorney, and Township Engineer, will be attached to the Agreement as Exhibit "C".

RESOLUTION #22-185. Read by title.

Motion by Kuchinski, seconded by Ruger to adopt Resolution #22-185.

MOTION UNANIMOUSLY CARRIED

R E S O L U T I O N #22-185

EMERGENCY PROCUREMENT OF REPAIRS TO HOPEWELL TOWNSHIP MUNICIPAL BUILDING PURSUANT TO N.J.S.A. 40A:11-6

WHEREAS, substantial portions of the State of New Jersey were adversely affected by the remnants of Hurricane Ida, on September 1, 2021, and continuing through resultant flooding and other natural disaster elements; and

WHEREAS, the Federal Emergency Management Administration has declared portions of the State of New Jersey as being in a state of emergency, via declaration through "New Jersey

REMNANTS OF HURRICANE IDA (3573-EM-NJ) Incident Period: September 1, 2021, and continuing Emergency Declaration declared on September 2, 2021; and

WHEREAS, the Federal Emergency Management Administration has declared portions of the State of New Jersey a major disaster area through “New Jersey REMNANTS OF HURRICANE IDA (4614-DR-NJ), Incident Period: September 1, 2021 - September 3, 2021; and

WHEREAS, there exists a need for the repair of portions of the Hopewell Township Municipal Building within the Township of Hopewell suffering catastrophic loss through the effects of Hurricane Ida; and

WHEREAS, Rapid Recovery Inc., 375 North Street, Teterboro, N.J. 07608 has provided for emergency quote for repair of portions of the municipal building for an emergency anticipated cost of \$31,328.980; and

WHEREAS the Township of Hopewell may, without advertising for bids, purchase such materials through the emergency procurement under the auspices of N.J.S.A.40A:11-6; and

WHEREAS, consistent with N.J.S.A. 40A:11-6 AND N.J.A.C 5:34-6, the Mayor as CEO of the Township has determined this to be an emergent situation consistent with statute; and

WHEREAS the Chief Financial Officer certifies funding is available in the amount of \$31,328.98 from:

Line item: 2-01-26-310-024

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Hopewell that Rapid Recovery Inc., 375 North Street, Teterboro, N.J. 07608 is authorized to conduct emergency repairs of the Hopewell Township Municipal Building for an emergency cost of \$31,328.98

RESOLUTION #22-186. Read by title.

Motion by Ruger, seconded by Purandare to adopt Resolution #22-186.

ROLL CALL VOTE:

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

NOES: None

RESOLUTION #22-186

BILLS & CLAIMS

BE IT RESOLVED, that the list of cash disbursements authorized for approval of bills for payment date May 2, 2022 in the following amounts:

Bills and Claims	\$	492,611.28
Payroll	\$	350,884.36
Total Disbursements	\$	842,495.64

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

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

PUBLIC SECTION

The following members of the public spoke during public comment:

Jon Edwards, a resident of Pennington Harbourton Road, questioned if there is a process by which a cannabis retailer could identify a person who was previously convicted of transporting illegal drugs across state lines or selling to minors.

David Sandahl, a resident of Dublin Road, stated that he worked with Mr. Boxer, author of the Boxer Report, when he was the Comptroller for the State of New Jersey; that the 2010 Boxer report predated the reforms that the State adopted in 2020; that those adopted reforms corrected previous deficiencies and implemented legislative and regulatory changes which are the Best

Practices currently reflected in the law. He noted that the Department of Community Affairs’ set of Best Practices is what the Township used in developing the PILOTs that have been considered recently.

The detailed public comment may be viewed at www.hopewelltp.org in the video library.

EXECUTIVE SESSION RESOLUTION. Read into the record.

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

Motion by Kuchinski, seconded by Chait 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 #22-187

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:

- Litigation
 - Hopewell and Pennington Boroughs
- Personnel
 - Tax Assessor

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 2nd day of May, 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.

At 8:25 p.m. the Executive Session was held.

At 8:54 p.m. the Regular meeting reconvened.

At 8:54 p.m., motion by Purandare, seconded by Ruger to adjourn the meeting.

MOTION UNANIMOUSLY CARRIED

The detailed public meeting may be viewed at www.hopewelltp.org in the video library.

LAURIE E. GOMPF
MUNICIPAL CLERK