

Pequannock Township
COUNCIL MEETING AGENDA

March 25

2025



Township of Pequannock

TOWNSHIP COUNCIL MEETING AGENDA

March 25, 2025 ▪ 7:00 p.m.

1. **CALL TO ORDER.**
2. **STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.**
3. **PLEDGE OF ALLEGIANCE, PRAYER AND MOMENT OF SILENCE.**
4. **ROLL CALL:**
Mayor: John Driesse
Deputy Mayor: Kyle Russell
Council Members: Melissa Florance-Lynch, David Kohle, Vincent Siracusa
5. **PRESENTATIONS.**
6. **REPORTS FROM VOLUNTEERS.**
7. **PUBLIC COMMENT.** *(3 minute limit not to exceed 30 minutes total)*
8. **MANAGER'S REPORT**
9. **PUBLIC HEARINGS**
10. **ORDINANCES FOR INTRODUCTION**
 - **ORDINANCE NO. 2025-03; AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE TOWNSHIP OF PEQUANNOCK (101 CHATFIELD DRIVE) NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13, ET SEQ**
 - **ORDINANCE NO. 2025-04; AN ORDINANCE AMENDING CHAPTER 152 OF THE CODE OF THE TOWNSHIP OF PEQUANNOCK AND REVISING FEES FOR CERTAIN PARKS AND RECREATION ACTIVITIES AND PROGRAMS**
11. **RESOLUTIONS FOR APPROVAL.**
 - **R2025-87**, adopting Temporary Budget #2 for **2025**.
 - **R2025-88**, authorizing an Interlocal Agreement between the Township of Pequannock and the Board of Health of the Borough of Florham Park for Public Health Services
 - **R2025-89**, accepting a Release from Virginia Industries LLC and authorizing the remittance of a \$7,827.50 for privately completed sewer work that benefited the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project
 - **R2025-90**, authorizing a Professional Services Agreement between the Township of Pequannock and Associated Appraisal Group (Route 23 Northbound and Southbound Sanitary Sewer Extension).
 - **R2025-91**, authorizing release of deposits for construction in a Township Right of Way
 - **R2025-92**, authorizing Tax Office refunds, overpayments or cancellations.
 - **R2025-93**, approving payment of the itemized claims as set forth on the **March 20, 2025** Bill List and the March 21, 2025 2018 FEMA Elevation Escrow list.
12. **ITEMS FOR DISCUSSION.**
13. **REPORTS & NOTICES.**
 - Pequannock Township Zoning Board of Adjustment 2024 Annual Report
14. **COUNCIL REPORTS & ANNOUNCEMENTS.**
15. **PUBLIC COMMENT.** *(3 minute limit not to exceed 30 minutes total)*
16. **APPROVAL OF MINUTES.**
17. **EXECUTIVE (CLOSED) SESSION.**
18. **ADJOURNMENT.**

Next Meetings: Tuesday, April 8, 2025 7:00 p.m.
Tuesday, April 22, 2025 7:00 p.m.

Manager's Report

MANAGER'S REPORT

Township of



Pequannock

To: Township Council
From: Adam W. Brewer, Township Manager ^{awb}
Re: Manager's Report – 3/25/2025 Council Meeting
Date: March 21, 2025

A) Virginia Industries, LLC (Virginia Plaza) Release & Reimbursement for Sanitary Sewer Work

As previously discussed, the owner of Virginia Industries, LLC (Virginia Plaza) located at 560 Rt. 23, completed private sanitary work to connect his building to the Township's sanitary sewer system. The connection was made prior to the initiation of the Rt. 23 Sewer project because of the specific needs of a prospective tenant of the building. As confirmed by Alec Mittiga, P.E., Water and Sewer Consulting Engineer to the Township, the private work completed did benefit the Township's project and saved \$7,827.50.

Enclosed with a resolution for the Council's consideration is a copy of a release executed by the owner of Virginia Industries, LLC and the letters from Mr. Mittiga confirming the benefit to the Township's project. Should the Council accept the release and authorize the payment, remuneration will be processed.

B) Rt. 23 Sewer Project – Assessment

With the construction phase of the Rt. 23 Sewer project concluded, the next task will be to confirm the special assessments of the properties served by the project. A proposal was solicited for the Report of Special Assessment and scheduled for approval via resolution of the Council. Obtaining the report is the first step in the process to confirm the assessments.

C) Sale of 101 Chatfield Drive, Pompton Plains, NJ 07444 – An Affordable Unit Currently Owned by the Township of Pequannock

In 2023 the Township of Pequannock foreclosed on 101 Chatfield Drive, a three-bedroom, low income, affordable condominium, and took possession of the unit in September of 2024. The unit was in significant need of rehabilitation, which was recently completed. It is now time to sell the unit to an eligible party. Following a review of applicable law, the decision was made to schedule an ordinance authorizing the sale of the public property to a party deemed eligible by the Township's affordable housing Administrative Agent. The ordinance has been prepared and scheduled for introduction.

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Ordinances for Introduction

ORDINANCES FOR INTRODUCTION

TOWNSHIP OF PEQUANNOCK

ORDINANCE NO. 2025-03

For Introduction March 25, 2025

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE TOWNSHIP OF PEQUANNOCK (101 CHATFIELD DRIVE) NOT REQUIRED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13, ET SEQ

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-13, et seq., authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

WHEREAS, the Township of Pequannock is the owner of certain real property consisting of a three bedroom affordable housing restricted unit acquired through foreclosure of a tax sale certificate; and

WHEREAS, the unit is located at 101 Chatfield Drive, Pompton Plains, New Jersey and is shown on the Official Tax Map of the Township of Pequannock as Block 1101 Lot 9 CO 101; and

WHEREAS, as a deed restricted affordable unit this property must be sold exclusively to a qualified purchaser at the regulated price pursuant to the affirmative marketing and selection criteria process set forth in the Uniform Housing Affordability Controls (UHAC) regulations and, consequently, is not be subject to competitive bidding.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey, as follows:

1. The following property shall be offered for sale, pursuant to N.J.S.A. 40A:12-13, following the affirmative marketing and selection criteria process set forth in the Uniform Housing Affordability Controls (UHAC) regulations to a qualified buyer under the direction of the Township Manager and the Township Affordable Housing Administrative Agent.

BLOCK	LOT	SALE PRICE
1101	9 CO 101 (101 Chatfield Drive)	\$124,629.00

2. The property sold shall be subject to the following restrictions in term of sale:
 - i. To conduct all necessary title searches prior to the date of sale.
 - ii. That no representations of any kind are made by the Township of Pequannock as to the condition of the property, said premises are being sold in their present condition "as is".
3. That the sale is made subject to such state of facts as an accurate survey may disclose, easements, conditions, covenants and restrictions and any other encumbrances of title which the Township Council may impose on any parcel at the time of the sale specifically including affordable housing deed restrictions
4. The sale is made subject to all applicable laws and ordinances of the State of New Jersey and the Township of Pequannock.

5. That should the title to the property prove to be unmarketable for any reason, the liability of the Township shall be limited to the repayment to the purchaser of the amount of deposit and any portion of the purchase price paid and shall not extend to any further costs, expenses, damages or claims. Notice of any alleged defect in title or claim of un-marketability must be served on the Township Clerk, by the purchaser, in writing no later than thirty (30) days after the sale is approved by the Township Council, failure upon the part of the purchaser to give written notice within said time shall be deemed conclusive proof that the purchaser accepts the title in its present condition.

6. That no employee, agent or officer of the Township of Pequannock has any authority to waive, modify or amend any of the conditions of sale.

7. The Purchaser shall agree to the following conditions:

- i. To pay by the time of closing:
 - a. The purchase price.
 - b. The cost of preparation of all legal documents, including any special property description.
 - c. The cost of recording Deeds and agree that Deeds shall be recorded on behalf of the purchaser by the Township Attorney.
- ii. To pay prorated real estate taxes for the balance of the current year as of the date of closing.
- iii. To abide by appropriate zoning, subdivision, health and building regulations and codes and stipulations that this sale will not be used as grounds to support any variance from or realization of said regulations.

8. The Township reserves the right to withdraw the offer of sale.

9. All sales are subject to final approval by the Township Council. Parties who require additional information should contact:

Adam Brewer, Township Manager
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, New Jersey 07444

10. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

11. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

12. This Ordinance shall take effect after final passage and publication in the manner provided by law

TOWNSHIP OF PEQUANNOCK

ORDINANCE NO. 2025-04

For Introduction March 25, 2025

AN ORDINANCE AMENDING CHAPTER 152 OF THE CODE OF THE TOWNSHIP OF PEQUANNOCK AND REVISING FEES FOR CERTAIN PARKS AND RECREATION ACTIVITIES AND PROGRAMS

BE IT ORDAINED by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey, as follows:

Section 1. Chapter 152, "Fees", of the Revised General Ordinances of the Township of Pequannock, Section 152-32 entitled "Chapter 237, Parks and Recreation", shall be amended by the following changes to portions Subsection F:

F. Program Fees.

	<u>Resident</u>	<u>Non-Resident</u>
Toddler Olympics	\$25.00	\$35.00
Seeds of Spring	\$10.00	\$20.00
Senior Dance	\$25.00	\$25.00

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4: This Ordinance shall take effect after final passage and publication in the manner provided by law.

Resolutions

RESOLUTIONS

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council adopting Temporary Budget #2 for **2025**.

Resolution No. R2025-87

WHEREAS, 40A:4-19 Local Budget Law provides that where any contracts, commitments or payments are to be made prior to the final adoption of the current year budget, temporary appropriations be made for the purposes and amounts required in the manner and time therein provided; and

WHEREAS, the total appropriations in the **2024 Budget**, less appropriations made for capital improvement fund, debt service, and public assistance; and 26.25% of the total appropriations for each of the respective funds are as follows:

	<u>2024 Appropriations</u>	<u>26.25% Allowable Appropriations</u>
Current	\$ 21,804,379.00	\$ 5,258,860.00
Water	\$ 4,063,540.00	\$ 3,456,240.00
Sewer	\$ 4,911,420.00	\$ 3,176,490.00
Solid Waste	\$ 2,375,600.00	\$ 623,595.00

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, County of Morris, that the foregoing temporary appropriations be made and that a certified copy of this resolution be transmitted to the Chief Financial Officer. (See list attached.)

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

2025 Temporary Budget #2

Summary

	<u>Current</u>	<u>Water</u>	<u>Sewer</u>	<u>Solid Waste</u>
Salary & Wage	\$ 2,689,541.00	\$ 285,000.00	\$ 131,829.00	\$ 74,606.00
Operating	\$ 2,263,319.00	\$ 572,263.00	\$ 662,000.00	\$ 542,989.00
Statutory	\$ 306,000.00	\$ 50,000.00	\$ 40,000.00	\$ 6,000.00
Total	\$ 5,258,860.00	\$ 907,263.00	\$ 833,829.00	\$ 623,595.00
Total Budget	\$ (5,258,860.00)	\$ (907,263.00)	\$ (833,829.00)	\$ (623,595.00)
Difference	\$ -	\$ -	\$ -	\$ -

2025 Temporary Budget #2
Current Fund

Account	Description	Debit	Credit
01-201-20-100-0010	Manager's Office- S&W	\$ -	\$ 52,000
01-201-20-100-0020	Manager's Office- Other Expense	\$ -	\$ 2,500
01-201-20-110-0010	Township Council- S&W	\$ -	\$ 8,500
01-201-20-110-0020	Township Council- Other Expense	\$ -	\$ 4,000
01-201-20-120-0010	Municipal Clerk- S&W	\$ -	\$ 43,000
01-201-20-120-0020	Municipal Clerk- Other Expense	\$ -	\$ 26,000
01-201-20-130-0010	Financial Administration- S&W	\$ -	\$ 70,000
01-201-20-130-0020	Financial Administration- Other Expense	\$ -	\$ 12,224
01-201-20-135-0020	Audit Services- Other Expense	\$ -	\$ 18,000
01-201-20-140-0020	Data Processing- Other Expense	\$ -	\$ 40,000
01-201-20-145-0010	Revenue Collection- S&W	\$ -	\$ 37,000
01-201-20-145-0020	Revenue Collection- Other Expense	\$ -	\$ 7,000
01-201-20-150-0010	Tax Assessment- S&W	\$ -	\$ 16,952
01-201-20-150-0020	Tax Assessment- Other Expense	\$ -	\$ 5,000
01-201-20-155-0020	Legal Services- Other Expense	\$ -	\$ 50,000
01-201-20-165-0010	Township Engineer- S&W	\$ -	\$ 22,000
01-201-20-165-0020	Township Engineer- Other Expense	\$ -	\$ 9,000
01-201-20-175-0020	Historic District- Other Expense	\$ -	\$ -
01-201-21-180-0010	Planning- S&W	\$ -	\$ 29,589
01-201-21-180-0020	Planning- Other Expense	\$ -	\$ 14,726
01-201-21-181-0010	Flood Advocate- S&W	\$ -	\$ 20,000
01-201-21-181-0020	Flood Advocate- Other Expense	\$ -	\$ 9,000
01-201-21-185-0020	Board of Adjustment- Other Expense	\$ -	\$ 3,000
01-201-21-190-0020	Fair Housing- Other Expense	\$ -	\$ 6,500
01-201-21-192-0020	Economic Development- Other Expense	\$ -	\$ -
01-201-22-195-0010	Construction Code- S&W	\$ -	\$ 125,000
01-201-22-195-0020	Construction Code- Other Expense	\$ -	\$ 6,000
01-201-22-267-0010	Office of Fire Safety- S&W	\$ -	\$ 13,000
01-201-22-267-0020	Office of Fire Safety- Other Expense	\$ -	\$ 7,000

Total 2024 Budget	\$ 21,804,379
Less: Debt Service	\$ (110,000)
Less: Capital	\$ (1,660,630)
26.25% of Total	\$ 20,033,749
Total Allowable Temp Budget	\$ 5,258,860
Total Credits	\$ (5,258,860)
Difference	\$ -

2025 Temporary Budget #2

Current Fund

Account	Description	Debit	Credit
01-201-23-210-0020	Liability Insurance- Other Expense	\$ -	\$ 175,000
01-201-23-215-0020	Worker's Compensation- Other Expense	\$ -	\$ 100,000
01-201-23-220-0020	Employee Group Insurance- Other Expense	\$ -	\$ 750,000
01-201-23-221-0010	Health Benefit Waiver	\$ -	\$ 48,000
01-201-23-225-0020	Unemployment Insurance- Other Expense	\$ -	\$ -
01-201-25-240-0010	Police- S&W	\$ -	\$ 1,350,000
01-201-25-240-0020	Police- Other Expense	\$ -	\$ 80,000
01-201-25-250-0010	Police Dispatch/ 911- S&W	\$ -	\$ 95,000
01-201-25-252-0010	Emergency Management- S&W	\$ -	\$ 8,500
01-201-25-252-0020	Emergency Management- Other Expense	\$ -	\$ 1,500
01-201-25-255-0020	Aid to Volunteer Fire Companies	\$ -	\$ 25,000
01-201-25-260-0029	Aid to Volunteer Rescue Squad- Contrib	\$ -	\$ -
01-201-25-265-0010	Fire Department- Uniforms	\$ -	\$ -
01-201-25-265-0020	Fire Department- Other Expense	\$ -	\$ 18,000
01-201-25-275-0010	Municipal Prosecutor- S&W	\$ -	\$ 9,000
01-201-26-290-0010	Road Maintenance- S&W	\$ -	\$ 175,000
01-201-26-290-0020	Road Maintenance- Other Expenses	\$ -	\$ 70,000
01-201-26-310-0010	Buildings & Grounds- S&W	\$ -	\$ 30,000
01-201-26-310-0020	Buildings & Grounds- Other Expense	\$ -	\$ 35,000
01-201-26-315-0010	Vehicle Maintenance- S&W	\$ -	\$ 40,000
01-201-26-315-0020	Vehicle Maintenance- Other Expense	\$ -	\$ 25,000
01-201-26-325-0020	Community Services Act- Other Expense	\$ -	\$ -
01-201-27-181-0020	Environmental Protection- Other Expense	\$ -	\$ -
01-201-27-182-0020	Flood Advisory Committee- Other Expense	\$ -	\$ -
01-201-27-184-0020	Shade Tree Commission- Other Expense	\$ -	\$ 10,000
01-201-27-330-0010	Health Department- S&W	\$ -	\$ 200,000
01-201-27-330-0020	Health Department- Other Expense	\$ -	\$ 11,668
01-201-27-340-0020	Animal Control- Other Expenses	\$ -	\$ -
01-201-27-355-0010	Dial-A-Ride- S&W	\$ -	\$ 80,000

2025 Temporary Budget #2
Current Fund

Account	Description	Debit	Credit
01-201-27-355-0020	Dial-A-Ride- Other Expenses	\$ -	\$ 86,214
01-201-27-356-0020	Senior Citizen Advisory- Other Expense	\$ -	\$ -
01-201-28-370-0010	Recreation- S&W	\$ -	\$ 50,000
01-201-28-370-0020	Recreation- Other Expenses	\$ -	\$ 10,000
01-201-28-375-0010	Parks- S&W	\$ -	\$ 150,000
01-201-28-375-0020	Parks- Other Expense	\$ -	\$ 38,000
01-201-29-390-0020	Library- Other Expense	\$ -	\$ 295,000
01-201-30-416-0010	Sick- PTO Buyback	\$ -	\$ 55,487
01-201-30-420-0020	Celebration of Public Events- Other Expe	\$ -	\$ 7,000
01-201-31-430-0020	Electricity- Other Expense	\$ -	\$ 40,000
01-201-31-435-0020	Street Lighting- Other Expense	\$ -	\$ 45,000
01-201-31-440-0020	Telephone- Other Expense	\$ -	\$ 20,000
01-201-31-445-0020	Water- Other Expense	\$ -	\$ 4,000
01-201-31-446-0020	Natural Gas- Other Expense	\$ -	\$ 18,000
01-201-31-460-0020	Gasoline- Other Expense	\$ -	\$ 70,000
01-201-36-471-0020	PERS- Other Expense	\$ -	\$ 50,000
01-201-36-472-0020	Social Security- Other Expense	\$ -	\$ 250,000
01-201-36-473-0020	DCRP	\$ -	\$ 6,000
01-201-36-475-0020	PFRS- Other Expense	\$ -	\$ -
01-201-41-501-0020	Lincoln Park Dispatch Interlocal (C.159)	\$ -	\$ -
01-201-41-599-000	NJ DEP Forestry Grants	\$ -	\$ -
01-201-41-671-001	Local Recreation Improvement Grant (C.159)	\$ -	\$ -
01-201-41-710-0020	NIJ Body Armor Grant	\$ -	\$ -
01-201-41-712-0020	Municipal Alliance	\$ -	\$ -
01-201-41-713-0020	NJ DCA: ARP Firefighter Assistance Grant	\$ -	\$ -
01-201-41-715-0020	Dial-A-Ride Grants	\$ -	\$ -
01-201-41-718-0020	NJ DOT Municipal Aid	\$ -	\$ -
01-201-41-725-0020	Clean Communities	\$ -	\$ -
01-201-41-726-0030	Cablevision Equipment Grant	\$ -	\$ -

2025 Temporary Budget #2
Current Fund

Account	Description	Debit	Credit
01-201-41-735-0020	Alcohol Ed & Rehab	\$ -	\$ -
01-201-41-740-0020	NJ Body Armor Replacement	\$ -	\$ -
01-201-41-782-0020	MoCo Historic Pres- MB House Landscaping (C	\$ -	\$ -
01-201-41-783-0020	MoCo Historic Pres RR Station Constr- 2 (C.1)	\$ -	\$ -
01-201-43-490-0010	Municipal Court- S&W	\$ -	\$ 65,000
01-201-43-490-0020	Municipal Court- Other Expenses	\$ -	\$ 5,500
01-201-44-900-0020	Capital Reserves- Other Expense	\$ -	\$ -
01-201-44-901-0020	Capital Improvement Fund	\$ -	\$ -
01-201-45-935-0020	Note Interest- Other Expense	\$ -	\$ -
01-201-50-899-0020	Reserve for Uncollected Taxes- OE	\$ -	\$ -
01-190-07-500-001	Amount to be Raised by Taxation	\$ 5,258,860	
Total		\$ 5,258,860	\$ 5,258,860

2025 Temporary Budget #2

Water Utility

Account	Description	Debit	Credit
05-201-20-130-010	Water Financial Admin S&W	\$ -	\$ 35,000
05-201-20-130-020	Water Financial Admin OE	\$ -	\$ 37,000
05-201-20-310-020	Buildings & Grounds OE	\$ -	\$ -
05-201-20-471-020	PERS	\$ -	\$ 25,000
05-201-20-472-020	Social Security	\$ -	\$ 25,000
05-201-20-473-020	Unemployment	\$ -	\$ -
05-201-20-546-010	Sick (PTO) Buy-Back C.78	\$ -	\$ -
05-201-20-550-010	Water Operations S&W	\$ -	\$ 250,000
05-201-20-550-020	Water Operations OE	\$ -	\$ 535,263
05-201-20-880-020	Water- Deferred Charges	\$ -	\$ -
05-201-20-900-020	Water- Capital Improvement Fi	\$ -	\$ -
05-201-20-920-020	Water- Bond Principal	\$ -	\$ -
05-201-20-930-020	Water- Bond Interest	\$ -	\$ -
05-201-23-220-020	Water Group Health	\$ -	\$ -
05-192-02-503	Water Rents	\$ 907,263	
Totals		\$ 907,263	\$ 907,263

Total 2024 Budget \$ 4,063,540

Less: Debt Service \$ (375,300)

Less: Capital \$ (232,000)

26.25% of Total \$ 3,456,240**Total Allowable Temp Budget \$ 907,263**

Total Credits \$ (907,263)

Difference \$ -

2025 Temporary Budget #2
Sewer Utility

Account	Description	Debit	Credit
07-201-20-130-010	Sewer- Financial Admin S&W	\$ -	\$ 35,000
07-201-20-130-020	Sewer- Financial Admin OE	\$ -	\$ 27,000
07-201-20-225-225	Unemployment Insurance	\$ -	\$ -
07-201-20-310-020	Sewer Buildings & Grounds- OE	\$ -	\$ 25,000
07-201-20-455-800	TBSA Charges	\$ -	\$ 570,000
07-201-20-471-081	PERS	\$ -	\$ 15,000
07-201-20-472-080	Social Security	\$ -	\$ 25,000
07-201-20-546-010	Sewer- PTO Buyback	\$ -	\$ -
07-201-20-560-010	Sewer- Operations S&W	\$ -	\$ 96,829
07-201-20-560-020	Sewer- Operations OE	\$ -	\$ 40,000
07-201-20-880-020	Deferred Charges- Sewer	\$ -	\$ -
07-201-20-920-020	Sewer- Bond Principal	\$ -	\$ -
07-201-20-930-020	Sewer- Bond Interest	\$ -	\$ -
07-201-23-220-020	Sewer- Group Insurance	\$ -	\$ -
07-192-02-513	Sewer Rents	\$ 833,829	
Totals		\$ 833,829	\$ 833,829

Total 2024 Budget	\$ 4,911,420
Less: Debt Service	\$ (1,734,930)
Less: Capital	\$ -
26.25% of Total	\$ 3,176,490
Total Allowable Temp Budget	\$ 833,829
Total Credits	\$ (833,829)
Difference	\$ -

2025 Temporary Budget #2

Solid Waste Utility

Account	Description	Debit	Credit
26-201-20-130-010	Solid Waste Financial Administration :	\$ -	\$ 20,000
26-201-20-130-020	Solid Waste Financial Admin- OE	\$ -	\$ 25,000
26-201-20-225-225	Unemployment Insurance	\$ -	\$ -
26-201-20-310-070	Solid Waste Buildings & Grounds OE	\$ -	\$ -
26-201-20-416-010	SICK (PTO) Buy-Back for Chap.78	\$ -	\$ -
26-201-20-471-081	PERS	\$ -	\$ 1,000
26-201-20-472-080	Social Security	\$ -	\$ 5,000
26-201-20-570-010	Solid Waste Operating S&W	\$ -	\$ 54,606
26-201-20-570-300	Solid Waste Operating OE	\$ -	\$ 482,641
26-201-20-576-000	Recycling Tonnage Grant	\$ -	\$ -
26-201-23-220-020	Solid Waste- Group Insurance	\$ -	\$ 35,348
26-192-20-523	Solid Waste User Fees	\$ 623,595	
Totals		\$ 623,595	\$ 623,595

Total 2024 Budget \$ 2,375,600

Less: Debt Service \$ -

Less: Capital \$ -

26.25% of Total \$ 2,375,600

Total Allowable Temp Budget \$ 623,595

Total Credits \$ (623,595)

Difference \$ -

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council authorizing an Interlocal Agreement
between the Township of Pequannock and the Board of Health of the Borough of
Florham Park for Public Health Services.

Resolution No. R2025-88

WHEREAS, pursuant to Interlocal Services Act, N.J.S.A. 40:8A-1 et. seq., local units may join together to provide authorized services for each other; and

WHEREAS, the Township of Pequannock and the Board of Health of the Borough of Florham Park desire to join together in an agreement whereby the Township of Pequannock will provide Public Health Services to the Board of Health of the Borough of Florham Park as outlined in the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris, State of New Jersey that the Township Manager and the Township Clerk are hereby authorized to execute an Interlocal Agreement between the Township of Pequannock and the Board of Health of the Borough of Florham Park for the period of January 1, 2025 through December 31, 2032.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

THIS CONTRACT, made on this 20th day of Feb., 2025, BETWEEN,

THE TOWNSHIP OF PEQUANNOCK, a municipal corporation of the State of New Jersey, whose business offices are located at 530 Newark Pompton Turnpike, Pompton Plains, New Jersey 07444, and which shall hereinafter be referred to as the "Provider",

AND,

THE BOARD OF HEALTH OF THE BOROUGH OF FLORHAM PARK, whose business offices are located at 111 Ridgedale Avenue, Florham Park, New Jersey 07932 referred to as the "Recipient".

WITNESSETH:

WHEREAS, the Recipient desires to contract with the Provider for the furnishing to the Recipient by the Provider of health services as set forth in N.J.S.A.26:3A2-1 *et seq.*:

NOW, THEREFORE, in consideration of the mutual covenant and terms herein contained, the parties agree as follows:

1. The Provider shall:
 - a. Provide and deliver the services of a properly licensed Health Officer, Public Health Nurse, Health Educator, and Registered Environmental Health Specialist together with such other properly trained and experienced personnel as may be required, necessary or prudent, to carry out and discharge both within and without the territorial jurisdiction of the Recipient, public health activities as required by the "Public Health Practice Standards of Local Boards of Health in New Jersey (N.J.A.C. 8:52-1.1 et. Seq.)", together with any additional necessary public health activities furnished by the Provider to the Recipient, except those hereinafter specifically exempted or conditioned as being furnished by Recipient individually.
 - b. Supply the services of a Health Officer or his designee to respond to all emergencies or disaster situations as identified in the Recipient's Emergency Operations Plan. The Recipient shall identify the Provider as the lead public health agency in the Public Health Annex of the Recipient's Emergency Operations Plan. The Health Officer or his designee shall be capable of a response time within two hours of notification from the Emergency Management Coordinator.
 - c. Supply a Registered Environmental Health Specialist and a Public Health Nurse to deliver environmental and public health services as required by the "Public Health Practice Standards of Local Boards of Health in New Jersey (N.J.A.C. 8:52-1.1 et. Seq.)", and additional environmental and personal health responsibilities as required by the Recipient Board of Health.
2. Recipient will designate the Health Officer of the Provider as Health Officer of the Recipient. The Health Officer shall plan, organize, and implement environmental and personal health activities and health department personnel of both the Provider and the Recipient within the territorial jurisdiction of the Recipient to meet the requirements of N.J.A.C. 8:52-1.1 *et. seq.* and shall advise and assist the Board of Health with respect to violations of statutes and ordinances relating to public health and obtaining compliance with the law.
3. Recipient shall provide the following health services or personnel, at its expense:
 - a. Qualified Secretary/Registrar
 - b. Animal Control Officer
4. The Recipient's Secretary shall work in accordance with the schedule established by the Recipient and the Health Officer. The above-named individuals shall assist the Health Officer in administering the health activities and programs. The Recipient shall also supply sufficient office space, necessary stationery, and miscellaneous office supplies attributable to the activities within the territorial jurisdiction of the Recipient.

5. The Provider shall not be responsible for providing Registered Environmental Health Specialist or Public Health Nurse services for benefit days offered the Provider's employees (i.e. vacation and sick days) for periods not exceeding three weeks in any given contract year. During these periods the Provider will cover the Recipient on a limited basis to insure non disruption of health services.
6. All animal control operating expenses, including animal control officer, veterinarians, vaccines, equipment, supplies, shelter shall be provided by the Recipient as written in N.J.S.A. 4:19 *et seq.* and 26:4-78 *et seq.*
7. Powers of the Recipient: The Recipient shall exercise its statutory control over the Health Department staff, but the administrative control of the contracted health services shall be vested entirely in the Provider subject to lawful direction and policy formulation determined by the Recipient.
8. State and Federal Aid: State or Federal grants received by the Provider in connection with services rendered pursuant to this agreement shall be shared pro rata to the population of the Recipient and the Provider and all other recipients of the provider services in the case of per capita aid and in proportion to the services provided with respect to categorical aid. The Provider shall take appropriate steps to apply for and attempt to secure State Health Aid for both the Provider and Recipient.
9. The Recipient shall pay to the Provider on a per capita basis established by an agreed upon regional budget as determined annually by both parties no later than December 1st of each preceding budget year. Attached as Exhibit A is the current schedule. Payments shall be processed on a quarterly basis throughout the term of this contract.
10. This Agreement shall commence on the 1st day of January 2025 and terminate on the 31st day of December 2032 unless extended or renegotiated to the mutual satisfaction of both parties prior to that date.
11. Extension of the Term: The term of this Agreement shall be extended for successive three-year periods unless ninety (90) days prior to the expiration of the initial term or any extension notice be given to the other party.
12. Termination: Either party may terminate this contract with just cause by giving six months (180 days) notice in writing, delivered to the Recipient at the Municipal Building, Florham Park, New Jersey and to the Provider at the Municipal Building, Pompton Plains, New Jersey.
13. The licensed Health Officer, Public Health Nurse, Health Educator and Registered Environmental Health Specialist together with other personnel that may be employed by the Twp of Pequannock to fulfill its obligations under the contract shall be an employee of the Township of Pequannock and shall not be an employee of the Borough of Florham Park.
14. The Health Officer shall furnish the Board of Health of Florham Park monthly reports of all services rendered by the Health Officer under the terms of the contract.
15. The Board of Health of Florham Park and the Township of Pequannock shall meet jointly periodically as may be deemed necessary by either party. Joint discussion will involve mutual problems and needs, objectives, methods of obtaining objectives and an evaluation of accomplishments.
16. The Health Officer or his representative shall meet with the Board of Health of the Borough of Florham Park at its regular meeting, and special meeting as requested during the contract as part of this agreement.
17. The Township of Pequannock shall maintain in full force and effect during the term of this Agreement, worker's compensation and auto liability insurance, covering all employees and vehicles used in performance of this Agreement.
18. During the term of this Agreement all Parties will keep in force at its cost and expense, public liability insurance, including contractual liability, in minimum limits of \$ 1,000,000 on account of bodily injuries or death or property damage. Each Party shall provide the

other Party a Certificate of Insurance naming the other Party as an additional insured and stating that the policy cannot be cancelled except on thirty days written notice to the other party.

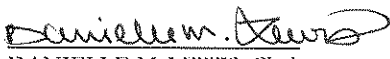
19. The Township of Pequannock and the Board of Health of the Borough of Florham Park shall be responsible for acts of their own negligence consistent with the provisions of the New Jersey Tort Claims Act N.J.S.A. 59:1-1 et seq., arising out of or related to performance of any activity under the terms of this Agreement.
20. All license fees, permit fees and other fees shall be collected by the Board of Health of the Borough of Florham Park.

**GOVERNING BODY
PEQUANNOCK TOWNSHIP**

ATTEST:

CAROL MARSH, Clerk
Twp. of Pequannock

By: _____
JOHN DRIESSE, Mayor



DANIELLE M. LEWIS, Clerk
Borough of Florham Pk.

**BOARD OF HEALTH
BOROUGH OF FLORHAM PARK**

ATTEST:



MARK TAYLOR, Mayor
Borough of Florham Pk.

By: 

PETER KLEBAN, President



LISA GAETA, Board Secretary

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council accepting a Release from Virginia Industries LLC and authorizing the remittance of a \$7,827.50 for privately completed sewer work that benefited the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project.

Resolution No. R2025-89

WHEREAS, Virginia Industries owns property located at 560 Route 23 in the Township of Pequannock; and

WHEREAS, Virginia Industries was in need ~~to~~ of connecting to the Township's sanitary sewer system; and

WHEREAS, the connection of the property located at 560 Route 23 to the sanitary sewer system was planned to be completed during the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project; and

WHEREAS, time constraints on Virginia Industries and/or a tenant of 560 Rt. 23 necessitated the connection of 560 Rt. 23 to the sanitary sewer system prior to the initiation of the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project, and

WHEREAS, the owner of Virginia Industries requested reimbursement for privately completed sanitary sewer construction work that benefited the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project; and

WHEREAS, the Township's Water & Sewer Consulting Engineer has certified that private work did provide some benefit to the Rt. 23 Northbound and Southbound Sanitary Sewer Extension Project; and

WHEREAS, the Township's Water & Sewer Consulting Engineer has further certified private work completed resulted in a savings of \$7,827.50 for the Township's project.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris and State of New Jersey as follows:

1. The hold harmless from Virginia Industries, LLC, signed by Steve Misar on March 8, 2025 is accepted.
2. The remittance of the \$7,827.50, the amount of savings realized by the Township for the private sanitary sewer work and certified by the Township's Water & Sewer Consulting Engineer, is approved.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

RELEASE

This Release, dated _____, 2025, is given

BY the Releasor(s) **Virginia Industries LLC**

TO **Township of Pequannock**

1. Release. I release and give up any and all claims and rights which I may have against you related to our decision to proceed with a connection to the public sanitary system for our property located at 560 Route 23 in the Township of Pequannock. It had been agreed between the Township and the property owner that the property would be connected to the sanitary sewer system through the Route 23 Sewer Project and that project was designed to allow for this property connection because it was anticipated that this would be an easier connection than a connection through infrastructure completed with the Village Area Sewer Project. The Releaser ultimately decided, however, that it was in its best interest to move forward with a connection to the Village Area infrastructure. Releaser sought and received permission to complete improvements to that system which would accommodate a connection without any agreement that the Township would reimburse it for the improvements necessitated for its connection. The improvements were completed and accepted and the property was connected. The property owner then presented bills for the cost of connecting to the Village Area infrastructure and was denied reimbursement but advised that if the elimination of the property from the Route 23 Project resulted in a cost savings to the Township on that project a reconsideration of the request would occur. The Route 23 Project is now completed and the Consulting Engineer has advised that Township that the cost savings by the elimination of Releaser's property in the Route 23 Sewer Project was \$7,827.00 which the Township has agreed to pay in full and final release of any claims by the Releaser.

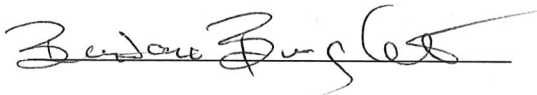
2. Consideration.

17C Interior Drop Manhole Connection Vert. Ft.	\$1,527.50
17D Connection to Existing Manhole	\$3,000.00
19B 8-in. PVC Sanitary Sewer 8-12 ft Deep	\$3,300.00
Total	\$7,827.50

3. Who is Bound. The undersigned is bound by this Release. Anyone or any entity who succeeds the undersigned rights and responsibilities, including, but not limited to its assigns, agents, and successors-in-interest, are also bound. This Release is made for the Township of Pequannock's and its contractors benefit and all who succeed to their rights and responsibilities.

4. Signatures. The undersigned understands and agrees to the terms of this Release.

Witnessed or Attested by:





STATE OF NEW JERSEY : SS
COUNTY OF Morris :

BARBARA BURGHARDT
Notary Public
State of New Jersey
My Commission Expires Feb. 16, 2027

I CERTIFY that on 3/8, 2025 Steve Misar personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this document; and
(b) signed, sealed and delivered this document as his or her act and deed.





architects + engineers

119 Cherry Hill Road, Ste 110
Parsippany, NJ 07054 | tel 862.207.5900

ENGINEERING NJ #24GA28019100

February 12, 2025

VIA EMAIL

Mr. Adam W. Brewer, Township Manager
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ

Re: Connection to Sanitary Manhole RN01 - Virginia Industries, LLC
Rt-23 Northbound and Southbound Sanitary Sewer Extension
Township of Pequannock, NJ
H2M Proj. No.: PQNK2302.

Dear Mr. Brewer:

In furtherance of H2M's letter to you dated August 31, 2023 (enclosed), now that the Rt-23 Northbound and Southbound Sanitary Sewer Extension has been completed and final payment made, H2M has determined the value of the reduction of the Contract value due to work performed by Virginia Industries, LLC as follows:

<u>Bid Item</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Measurement</u>	<u>Extended</u>
					<u>Total</u>
17C	Interior Drop Manhole Connection	Vert. Ft.	\$250.00	6.11	\$1,527.50
17D	Connection to Existing Manhole	Each	\$3,000.00	1	\$3,000.00
19B	8-in. PVC Sanitary Sewer 8-12 ft Deep	Lin. Ft.	\$300.00	11	\$3,300.00
Total:					\$7,827.50

Very truly yours,

H2M Associates, Inc.

Alec J. Mittiga, P.E.

Enclosure

X:\PQNK-Township of Pequannock\PQNK2302 - Route 23 North and Southbound Sanitary Sewer Extension\00-Correspondence\Brewer 25-0212.docx

August 31, 2023

VIA EMAIL

Mr. Adam W. Brewer, Township Manager
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ

Re: Connection to Sanitary Manhole RN01
Northeast Corner of Rt-23 and Jackson Avenue
Township of Pequannock, NJ
H2M Proj. No.: PQNK2350

Dear Mr. Brewer:

As you requested, we have reviewed the August 25, 2023 letter addressed to the Township Mayor and Council, in which Virginia Industries, LLC (VIL) requests to be compensated for installing a portion of sanitary sewer (Work). The Work includes approximately 10 linear feet of sanitary sewer main, one sewer lateral, and a connection to the existing sanitary manhole RN01 with interior drop. Manhole RN01 is located at the northeast corner of Rt-23 and Jackson Avenue in front of Block 902 Lot 14. The Work was completed by VIL's contractor between June 2 and June 8, 2023 and was observed by H2M.

The Work was included as part of the bid for the Rt-23 Northbound and Southbound Sanitary Sewer Extension (Project). As you know, the Project was advertised for bids on January 18, 2023, bids were received on March 15, 2023, and the Township awarded the contract on July 11, 2023. Since the Work has already been completed by VIL's contractor, the Work will be removed from the Project by change order. While the ultimate value of this change order will not be known until it is accepted and approved, we estimate its value to be between approximately \$6,500 and \$9,500.

Very truly yours,

H2M Associates, Inc.



Alec J. Mittiga, P.E.

cc: Robert Oostdyk, Esq., Twp. Attorney

"X:\PQNK-Township of Pequannock\PQNK2302 - Route 23 North and Southbound Sanitary Sewer Extension\00-Correspondence\Brewer 080923.docx"

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council authorizing a Professional Services Agreement between the Township of Pequannock and Associated Appraisal Group (Route 23 Northbound and Southbound Sanitary Sewer Extension)

Resolution No. R2025-90

WHEREAS, there exists the need for appraisal services in connection with the assessment process for the Route 23 Northbound and Southbound Sanitary Sewer Extension Improvement Project; and

WHEREAS, the maximum amount of the contract shall not exceed \$7,500.00; and

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

WHEREAS, the Chief Financial Officer of the Township of Pequannock has certified that: 08-215-55-695-000 (Ord 2017-01: Rt 23 Sewers) has funds available in the amount of \$7,500.00 for an appraisal report for the Route 23 Sewer project

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris, and State of New Jersey, as follows:

Section 1. The Mayor and Clerk are hereby authorized and directed to execute an agreement with Associated Appraisal Group, for the services of an appraisal expert in conjunction with the Route 23 Northbound and Southbound Sanitary Sewer Improvement Project for a total amount not to exceed \$7,500.00 in accordance with a proposal dated March 18, 2025.

Section 2. This contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the contract is for a service performed by a person(s) authorized by law to practice a recognized profession that is regulated by law.

Section 3. A notice of this action shall be printed once in the legal newspaper of the Township of Pequannock.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

Certification of Available Funds

Number: Resolution No. 2025-90

I, Julie Kupilik, Chief Financial Officer, certify that: 08-215-55-695-000 (Ord 2017-01: Rt 23 Sewers) has funds available in the amount of \$7,500.00 for an appraisal report for the Route 23 Sewer project.

A handwritten signature in black ink, appearing to read "Julie McIvor", with a long horizontal stroke extending to the right.

Julie McIvor
Chief Financial Officer

3/18/25
Date



ASSOCIATED APPRAISAL GROUP

REAL ESTATE APPRAISAL SERVICES

17-17 ROUTE 208
SUITE 210
FAIRLAWN, NEW JERSEY 07410

(201) 493-8535 - Telephone

March 18, 2025

ADAM BREWER, TOWNSHIP MANAGER
PEQUANNOCK TOWNSHIP
530 Newark-Pompton Turnpike
Pompton Plains, New Jersey 07444-1799

Re: *Route 23 Northbound and Southbound Sanitary Sewer Extension*
Contract 14-5, Pequannock Township, New Jersey

Dear Mr. Brewer:

As per your request, we will conduct an analysis of the properties situated within the boundaries of the Route 23 Northbound and Southbound sanitary sewer extension program to be conducted by the Township of Pequannock and perform a study of all relevant market data comparable to the subject properties. This report shall serve to assist the Township in evaluating all the properties situated within the project boundaries for the purpose of establishing a "special assessment" against those as prescribed by law. In evaluating the properties in the sewer program, the goal of our appraisal will be to determine the enhancement value for each property. As per Statute N.J.S.A. 40:56-27. It is our understanding that the program includes various uses including residential dwellings, banks, warehouses, retail uses, service stations, service repair garages, medical offices, professional offices, and auto dealerships (list attached).

Our professional fees are as follows:

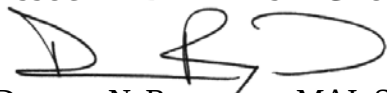
Narrative Appraisal Report: \$7,500

Appearances at Conferences, Court Appearances and
preparation of exhibits: \$125 per hour

If this proposal is acceptable, please inform me in writing. Should you have any questions regarding the above, please call. Thank you for considering Associated Appraisal Group for this assignment.

Very truly yours,

ASSOCIATED APPRAISAL GROUP


DARREN N. RAYMOND, MAI, SCGREa

	A	B	C	D	E	F	G	H	I
1									
2	ROUTE 23 NORTHBOUND AND SOUTHBOUND SANITARY SEWER EXTENSION - CONTRACT 14-5								
3	PEQUANNOCK TOWNSHIP, NJ								
4									
5									
6	LOCATION	ADDRESS	OWNER	BLOCK	LOT	Included in O#2017-01	Included in O#2020-02	Is Easement Required?	Notes
7	Jackson Ave								
8									
9	TD Bank	115 Jackson Ave	TD Bank	902	13	yes			
10									
11	Cedar Road								
12									
13	house	48 Cedar Rd	Raymond & Carol Kloss	1404	19	yes			
14									
15	Highland Ave								
16									
17	house	4 Highland Ave	Spase Geleski	1404	20.01	yes			
18	house	8 Highland Ave	Michael & Denise Carfello	1404	22.01	yes			
19	house	10 Highland Ave	Ajay & Komal Abhichandani	1404	23.01	yes			
20	house	16 Highland Ave	Anthony & Nardiso Cardazone	1404	24	yes			
21	house	18 Highland Ave	John S & Johanna Vanderwele	1404	25	yes		yes	
22	house	20 Highland Ave	Brian & Dana Regan	1404	26	yes			
23									
24	May Ave								
25									
26	house	27 May Ave	Christopher & Jamie Bockhorn	1404	27	yes			
27									
28	Garden Place								
29									
30	house	11 Garden Pl	Laura Hyland	1404	7	yes			
31	house	12 Garden Pl	Thomas & Samantha Cooper	802	8	yes			
32									
33	Route 23 South								
34									
35	Morris Industries	777 Rt-23	777 Route 23 Assoc., LLC	802	1	yes			
36	Vacant	Rt-23	Route 23 Pequannock LP	802	2	yes		yes	
37	Sunoco	729 Rt-23	729 Rt23 SS Pequannock, LP	802	3	yes		yes	
38	house	723 Rt-23	Donald & Salvatori White	802	4	yes			
39	Happy Hound	721 Rt-23	721 Rt-23 LLC	802	5	yes		yes	
40	Fireside Furniture strip mall	717 Rt-23	March Center LLC	802	6	yes		yes	
41	Penboys Auto	711 Rt-23	MBR Properties, LLC	802	7	yes		yes	
42	Heart and Vascular	637 Rt-23	Valerie Yapo & Paul Cincotta	1404	8	yes		yes	
43	Arch Plaza strip mall	619 Rt-23	Arch Plaza LLC	1404	9	yes		yes	
44	Pompton Crossings strip mall	615 Rt-23	John J & Linda Aiello	1404	10	yes		yes	
45	Stefano's Restaurant	565-569 Rt-23	Ohrid Realty Associates, LLC	1404	12	yes		yes	
46	Caribbean Blue	347 Rt-23	B & EV Realty Assoc., LLC	2701	11	yes			
47									
48	Route 23 North								
49									
50	vacant	Rt-23	New EKC Corp C/O R Solomon Esq	902	4	yes			
51	VW and Toyota	730 Rt-23	New EKC Corp C/O R Solomon Esq	902	36	yes		yes	
52	Pompton Queen Diner	710 Rt-23	New EKC Corp	902	35	yes		yes	
53	Honda	700 Rt-23	Pompton Realty LLC	902	34	yes		yes	Lots 32, 33, and 34 are one business enterprise.
54	Honda	700 Rt-23	Pompton Realty LLC	902	33		yes	yes	Lots 32, 33, and 34 are one business enterprise.
55	Honda	700 Rt-23	Pompton Realty LLC	902	32		yes	yes	Lots 32, 33, and 34 are one business enterprise.
56	Water Works Supply	660 Rt-23	Sunset Properties LLC	902	31	yes		yes	
57	Valero	652 Rt-23	Fuel Max, Inc.	902	20	yes		yes	Lots 19 and 20 are one business enterprise.
58	Valero	652 Rt-23	Fuel Max, Inc.	902	19	yes		yes	Lots 19 and 20 are one business enterprise.
59	Urgent Care	620 Rt-23	Cornerstone Chapel of the CMA	902	18	yes		yes	
60	Wayne Subaru	600 Rt-23	600 Rt-23, Pompton Plains, LLC	902	17	yes		yes	
61	Honda	590 Rt-23	Pompton Realty LLC	902	16	yes		yes	
62	Insurance	580 Rt-23	William Brian Assoc, Inc	902	15	yes		yes	
63	Stix Cigars	440 Rt-23	Bonnie Patania	2007	8	yes		yes	
64									
65	East Garden Place								
66									
67	Stage 1 Auto	8 East Garden Pl	8 East Garden Pl, LLC	902	21	yes			
68	house	12 East Garden Pl	Johan Van Woudenberg	902	22	yes			
69	house	14 East Garden Pl	Linda Eileen Strydio	902	23	yes			
70	Vacant	18 East Garden Pl	Antonio Amaral	902	24	yes			
71	commercial	28 East Garden Pl	East Garden LLC	902	25	yes			
72	Vacant	21 East Garden Pl	Carlo & John Covello	902	11		yes		
73	Protoport	17 East Garden Pl	Marshall Street LLC	902	27	yes			
74	house	15 East Garden Pl	Deborah Palicia & Richard Filippone	902	28	yes			
75	Autobody	13 East Garden Pl	Patricia O'Connor Panebianco	902	29	yes			
76	Autobody	7 East Garden Pl	Patricia O'Connor Panebianco	902	30	yes			

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council authorizing release of deposits for construction in a Township Right of Way.

Resolution No. R2025-91

WHEREAS, the property owner(s)/developer(s) designated below were previously granted a permit for construction in a Township Right of Way; and

WHEREAS, a deposit was required to ensure satisfactory completion of required improvements; and

WHEREAS, the improvements have been completed, and the Township Engineer has completed the appropriate inspections and recommends the release of the deposit;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris, State of New Jersey as follows:

1. The CFO is authorized and directed to return deposits as follows:

Account Number	Address	Applicant Name	Refund
15-295-20-076-128	21 Woodland Pl	Naim Asani	\$500.00

2. The Township Clerk is directed to forward a certified copy of this resolution to the Township Engineer and Chief Financial Officer.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council authorizing Tax Office refunds, overpayments or cancellations.

Resolution No. R2025-92

WHEREAS, there appears on the tax records overpayments or otherwise as shown below; and

WHEREAS, the overpayments were created by the reasons indicated below, and the Collector of Taxes recommends the refund or transfers of such overpayments;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris, State of New Jersey as follows:

1. The proper officers are hereby authorized to make the following refunds and/or cancellations for the reasons stated.

Amount	Block	Lot	Name	Year	Reason
\$ 2,488.10	1802	30.02	PRO CAP 8 FBO	2024	Lien Redemption
\$ 100.00			FIRSTRUST BANK		Return of Premium

2. The Township Clerk is directed to forward a certified copy of this resolution to the Tax Collector and Chief Financial Officer.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

TOWNSHIP OF PEQUANNOCK

Resolution of the Township Council approving payment of the itemized claims as set forth on the **March 20, 2025** Bill List and the **March 21, 2025** 2018 FEMA Elevation Escrow list.

Resolution No. R2025-93

WHEREAS, the Chief Financial Officer has prepared a Bill List setting forth itemized claims for payment; and

WHEREAS, the vouchers requesting payment have been certified by the claimant and approved by the appropriate Township official having knowledge of the materials or services supplied; and

WHEREAS, the CFO has certified as to the availability of funds;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pequannock, in the County of Morris, State of New Jersey as follows:

1. The claims set forth on the **March 20, 2025** Bill List and summarized as follows are hereby approved for payment:

Fund 01	Current Fund	2,324,731.03
Fund 02	Grant	6,048.00
Fund 04	General Capital Fund	0.00
Fund 05	Water Operating Fund	16,824.68
Fund 06	Water Capital Fund	0.00
Fund 07	Sewer Operating Fund	4,405.27
Fund 08	Sewer Capital Fund	0.00
Fund 13	Animal Control Fund	111.84
Fund 14	Builders Escrow Fund	0.00
Fund 15	Cash Trust Fund	600.00
Fund 20	Open Space Trust Fund	0.00
Fund 21	COAH Account	0.00
Fund 22	Fire Safety Fund	0.00
Fund 26	Solid Waste Utility Fund	84,477.91
Fund 30	Public Health Utility	0.00
Fund 32	Recreation Trust Fund	2,539.28
TOTAL		<u>\$2,439,738.01</u>

1. The claims set forth on the **March 21, 2018** FEMA Elevation Escrow List summarized as follows are hereby approved for payment:

Fund 31	2018 FEMA Elevation Escrow	\$76,420.00
---------	----------------------------	-------------

2. The Township Clerk is hereby directed to forward a certified copy of this Resolution to the Township Chief Financial Officer.

Adopted: March 25, 2025

Carol J. Marsh, Township Clerk

John Driesse, Mayor

Reports & Notices

REPORTS & NOTICES

PEQUANNOCK TOWNSHIP

2024 ANNUAL REPORT BOARD of ADJUSTMENT

Application #	Applicant	Block/Lot	Description	Decision
2022-14	Pascack Valley Learning Center - 60 Sunset Road	2104/21	preliminary & final site plan; conditional use & variances	DENIED
2024-01	Ferrazzano - 2 Juniper Court	604/4.01	Fence on property line/2nd front yard	APPROVED
2024-02	Donahue - 470 Newark Pompton Turnpike	2602/22	secondary front yard setback, rear yard setback	APPROVED
2024-03	Conquer Properties LLC	2602/20	preliminary & final site plan with variance for imp cover and sign	APPROVED
2024-04	Naim Asani - 21 Woodland Place (escrow Dennis Grant)	802/24	impervious coverage	APPROVED
2024-05	Sara & Chris Duffy - 11 Munson	2901/10	building coverage	APPROVED
2024-06	Z&R Realty - Schuller & Schuller DDS - 508 Turnpike	2202/5	use variance, site plan, 5 bulk variances	WITHDREW
2024-07	Harrison/54 Greenwood	4105/6	front yard setback for addition	APPROVED
2024-08	Musci/Nizzardo/19 Kimble Court	3104/2	front yard setback	APPROVED
2024-09	Oriente / Behrens - 128 Turnpike	4102/11	appeal to zoning permit denial	APPEAL GRANTED
2024-10	Lepore/Esposito - 6 Virginia Ave	2603/3	building coverage	APPROVED
2024-11	Camili - 34 Slingerland Ave	4307/20	impervious coverage and additional accessory structure	CONTINUED 1/9/25
2024-12	Curattalo - 43 Payson Road	3503/5	additional accessory structure	APPROVED
2024-13	Corbo- 21 Duncan Ave	4306/4	Inground Pool setback to septic field	INCOMPLETE
2024-14	Consulmagno-2 Arundel	1702/4	Inground pool sideyard	APPROVED
2024-15	Bower-201 Boulevard	2504/8	Building Coverage to construct addition to home	APPROVED
2024-16	Hensel - 29 Cedar Rd.	1404/36	side yard setbacks and pool location	AGENDA 2/6/25

RESOLUTION
Pequannock Township
Board of Adjustment
Adopting Annual Report
Pursuant To N.J.S.A. 40:55D-70.1

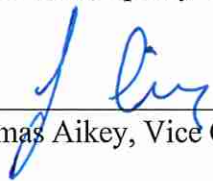
WHEREAS, N.J.S.A. 40:55D-70.1 requires the Board of Adjustment to review its decisions on applications and appeals for variances and prepare at least one time per year and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any.

NOW THEREFORE, BE IT RESOLVED, that the Board of Adjustment of Pequannock Township adopts the 2024 Annual Report attached hereto in accordance with N.J.S.A. 40:55D-70.1; and,

BE IT FURTHER RESOLVED, that the Board Secretary is directed to forward copies of the report and this Resolution to the Mayor and Council and the Planning Board of Pequannock Township.

Based on the above, the Pequannock Board of Adjustment makes the following recommendations to the Governing Body:

None. The Board finds that the variances granted were in keeping with the Township's desire for development and improvements throughout the municipality and do not warrant any amendment to the Township's Land Use Regulations.



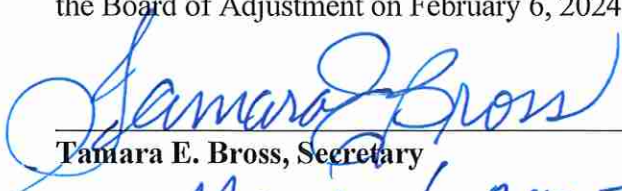
Thomas Aikey, Vice Chairman

The vote on the Resolution was as follows:

FOR: 6
AGAINST: 0
ABSTAIN: 0

Board Member(s) Eligible to Vote: ~~Dolengo~~, Shuttlesworth, Melleno, Quigley, Drag, DiFranco
And Vice Chairman Aikey

I certify that the above Resolution is a true copy of the review of 2024 Annual Report adopted by the Board of Adjustment on February 6, 2024.



Tamara E. Bross, Secretary

Dated: March 6, 2025