MONTGOMERY TOWNSHIP COMMITTEE
REGULAR MEETING
THURSDAY, NOVEMBER 12, 2026
7:00 P.M.

AGENDA TO THE EXTENT KNOWN

1. **MEETING CALLED TO ORDER**

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

   ALSO PRESENT – Minchello ( ), Savron ( ), Fania ( ), Pitts ( )

3. **NOTICE OF MEETING** – In compliance with the Open Public Meetings Act, adequate notice of this meeting was provided on January 12, 2026 to the Courier News and the Star Ledger, posted on the municipal bulletin board, and filed with the Township Clerk.

4. **SALUTE TO THE FLAG**

5. **PRESENTATION – Transportation Survey – Assistant Planner, Bryce Forys**

6. **PRESENTATION – Municipal Solar Presentation**

7. **CONSENT AGENDA** – All matters listed on the Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

   MOTION to adopt Consent Agenda, **Resolutions #26-11-284 to Resolution #26-11-305 _____** Second _____

   ROLL CALL VOTE:

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

A. **RESOLUTION #26-11-284 – Authorizing Insertion of Special Item of Revenue in the Municipal Budget Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) – FY27 Legislative Grant – Wastewater Treatment Plant Consolidation**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special items of revenue in the budget of any County or Municipality when such item shall have been made by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the current year budget, in the amounts listed below, which item is now available as a revenue from the State of New Jersey, Department of Community Affairs, Division of Local Government Services:

FY27 Legislative Grant – Wastewater Treatment Plant Consolidation $600,000

BE IT FURTHER RESOLVED that a like sum, be, and the same, hereby is appropriated under the above appropriation titles.

BE IT FURTHER RESOLVED that the Chief Financial Officer shall file an electronic Special Item of Revenue Resolution submittal form to the Division of Local Government Services.

B. **RESOLUTION #26-11-285 – Authorizing Disabled Veteran Property Tax Exemption (Block 30003, Lot 19)**

WHEREAS, Francis Lees, who resides at and is the owner of certain real estate in the Township of Montgomery, County of Somerset, State of New Jersey known as Block 30003, Lot 19 located at 1 La Costa Court in Skillman, was deemed a 100%, totally and permanently disabled veteran in accordance with the provisions of N.J.S.A 54:4-3.30; and

WHEREAS, Francis Lee made the appropriate claim for tax exemption through the Montgomery Township Tax Assessor's Office as a 100%, totally and permanently disabled veteran and was approved; and

WHEREAS, the Department of Veterans Affairs has confirmed this information by way of a letter dated October 23, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Montgomery, County of Somerset, State of New Jersey, that the property known as 1 La Costa Court, Block 30003, Lot 19, Skillman, New Jersey is hereby designated as a tax-exempt property as the owner, Francis Lees, is a 100%, totally and permanently disabled veteran and therefore, all property taxes on said property from February 2, 2026 forward are hereby cancelled.

BE IT FURTHER RESOLVED that a properly executed copy of this resolution be forwarded to the Tax Collector, Treasurer, and Tax Assessor for their records.

C. **RESOLUTION #26-11-286 – Classification of Permanent Police Officer – Oksana Kopyto**

BE IT RESOLVED that Police Officer Oksana Kopyto has completed the probationary period and is now classified as a permanent Police Officer, effective November 17, 2026.

D. **RESOLUTION #26-11-287 – Authorizing Redemption of Tax Sale Certificate (Block 7033, Lot 21)**

WHEREAS the Township received payment for the redemption of Tax Sale Certificate #26-00010 in the amount of $4,081.13.

BE IT RESOLVED that a refund in the amount of $4,081.13 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #26-00010 for Block 7033, Lot 21.

Tax Lien Redemption

Certificate Amount	$1,342.28
Redemption Penalty	$ 26.85
Search Fee	$ 12.00
PREMIUM	$2,700.00
TOTAL	$4,081.13

E. **RESOLUTION #26-11-288 – Authorizing Redemption of Tax Sale Certificate (Block 34022, Lot 19)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00024 in the amount of $2,802.64.

BE IT RESOLVED that a refund in the amount of $2,802.64 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #26-00024 for Block 34022, Lot 19.

Tax Lien Redemption

Certificate Amount	$ 902.64
PREMIUM	$1,900.00
TOTAL	$2,802.64

F. **RESOLUTION #26-11-289 – Authorizing Redemption of Tax Sale Certificate (Block 7003, Lot 10)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00006 in the amount of $4,750.89.

BE IT RESOLVED that a refund in the amount of $4,750.89 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #26-00006 for Block 7003, Lot 10.

Tax Lien Redemption

Certificate Amount	$1,550.89
PREMIUM	$3,200.00
TOTAL	$4,750.89

G. **RESOLUTION #26-11-290 – Authorizing Redemption of Tax Sale Certificate (Block 37003, Lot 6.45)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00040 in the amount of $30,506.80.

BE IT RESOLVED that a refund in the amount of $30,506.80 be given to RTLF-NJ IIB, LLC, 4247 Kingsview Rd, Moorpark, CA 93021 for the redemption of Tax Sale Certificate #26-00040 for Block 37003, Lot 6.45. Redemption within 10 days.

Tax Lien Redemption

Certificate Amount	$ 1,706.80
PREMIUM	$28,800.00
TOTAL	$30,506.80

H. **RESOLUTION #26-11-291 – Authorizing Redemption of Tax Sale Certificate (Block 37002, Lot 5.177)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00032 in the amount of $36,857.24.

BE IT RESOLVED That a refund in the amount of $36,587.24 be given to RTLF-NJ IIB, LLC, 4247 Kingsview Rd, Moorpark, CA 93021 for the redemption of Tax Sale Certificate #26-00032 for Block 37002, Lot 5.177. Redemption within 10 days.

Tax Lien Redemption

Certificate Amount	$ 987.24
PREMIUM	$35,600.00
TOTAL	$36,587.24

I. **RESOLUTION #26-11-292 – Authorizing Redemption of Tax Sale Certificate (Block 37003, Lot 1.033)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00035 in the amount of $3110.10.

BE IT RESOLVED That a refund in the amount of $3,110.10 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #26-00035 for Block 37003, Lot 1.033. Lien redeemed within 10 days.

Tax Lien Redemption

Certificate Amount	$1,010.10
PREMIUM	$2,100.00
TOTAL	$3,110.10

J. **RESOLUTION #26-11-293 – Authorizing Redemption of Tax Sale Certificate (Block 37002, Lot 1.135)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00027 in the amount of $2,995.76.

BE IT RESOLVED That a refund in the amount of $2,995.76 be given to Pro Cap 8, LLC, Pro Cap 8 FBO Firstrust Bank, P.O. Box 774, Fort Washington, PA 19034-0774 for the Redemption of Tax Sale Certificate #26-00027 for Block 37002, Lot 1.135.

Tax Lien Redemption

Certificate Amount	$ 995.76
PREMIUM	$2,000.00
TOTAL	$2,995.76

K. **RESOLUTION #26-11-294 – Authorizing Redemption of Tax Sale Certificate (Block 5026, Lot 1)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00004 in the amount of $2,699.49.

BE IT RESOLVED that a refund in the amount of $2,699.49 be given to Bala Partners LLC, 1 American Lane, Ste 220, Greenwich, CT 06831 for the redemption of Tax Sale Certificate #26-00004 on Block 5026, Lot 1 C00006. Redemption within 10 days of Tax Sale.

Tax Lien Redemption

Certificate Amount	$ 899.49
PREMIUM	$1,800.00
TOTAL	$2,699.49

L. **RESOLUTION #26-11-295 – Authorizing Redemption of Tax Sale Certificate (Block 4029, Lot 6)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #26-00001 in the amount of $2,065.89.

BE IT RESOLVED that a refund in the amount of $2,065.89 be given to Bala Partners LLC, 1 American Lane, Ste 220, Greenwich, CT 06831 for the redemption of Tax Sale Certificate #26-00002 for Block 4029, Lot 6. Redemption within 10 days of Tax Sale.

Tax Lien Redemption

Certificate Amount	$ 265.89
PREMIUM	$1,800.00
TOTAL	$2,065.89

M. **RESOLUTION #26-11-296 – Authorizing Redemption of Tax Sale Certificate (Block 6001, Lot 5.12)**

WHEREAS, the Township received payment for the redemption of Tax Sale Certificate #24-00002 in the amount of $227,113.90.

BE IT RESOLVED that a refund in the amount of $227,113.90 be given to ATCF II New Jersey, LLC, ATCF II New Jersey, LLC TAXSER, P.O. Box 69239, Baltimore, MD 69239 for the redemption of Tax Sale Certificate #24-00002 on Block 6001, Lot 5.12.

Tax Lien Redemption

Certificate Amount	$ 32,822.20
Redemption Penalty	$ 1,969.33
Subsequent Charges	$ 86,537.37
Year End Penalty	$ 4,400.02
Interest	$ 23,117.98
Recording Fee	$ 55.00
Search Fee	$ 12.00
PREMIUM	$ 78,200.00
TOTAL	$227,113.90

N. **RESOLUTION #26-11-297 – Authorizing the Appointment of Bryce Forys to the Efficiency Incentive Committee**

WHEREAS, there exists a vacancy on the Efficiency Incentive Committee due to a retirement; and

WHEREAS, the Township Administrator is recommending Assistant Planner, Bryce Forys.

BE IT RESOLVED by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that Bryce Forys, Assistant Planner, is hereby appointed to the Efficiency Incentive Committee for the unexpired term ending December 31, 2026.

O. **RESOLUTION #26-11-298 – Amending Resolution #26-10-279 Authorizing Change Order No. 1 for BID #B03-2026 – Folusiak Tract Proposed Parking Area (Decrease) and No Cost Time Extension Correcting Original Contract Amount**

WHEREAS, Resolution #26-10-279, adopted October 15,2026 authorized change order No. 1 for BID #B03-2026, Folusiak Tract Proposed Parking Area (Decrease) and No Cost Time Extension; and

WHEREAS, the original contract award amount of $123,796.00 included in the resolution was a typographical error with the correct amount being $132,796.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Montgomery, County of Somerset, New Jersey that Resolution #26-10-279 is hereby amended to reflect the correct contract award amount of $132,796.00.

P. **RESOLUTION #26-11-299 - NJ Department of Environmental Protection –Green Acres Program Enabling Resolution for Open Space Acquisition**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Township of Montgomery has obtained a Green Acres loan of $0.00 and a Green Acres grant of $9,104,923.10 from the State to fund the following project(s):

#1813-96-004 Open Space Acquisition 5

WHEREAS, the State and the Township of Montgomery intend to increase Green Acres funding by $900,000.00, to increase Green Acres funding to a total of $10,004,932.10.

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

1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Open Space Acquisition 5; and

2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of $10,004,932.10; and

3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

4. This resolution shall take effect immediately.

Q. **RESOLUTION #26-11-300 – Declaring Certain Personal Property Salvage for Scrap**

WHEREAS, the Township of Montgomery desires to declare certain computer equipment including but not limited to monitors and printers from the Montgomery Township IT Department as scrap.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby authorizes disposal of certain computer equipment including but not limited to monitors and printers.

R. **RESOLUTION #26-11-301 – Authorizing Performance Guarantee Release, Safety & Stabilization Guarantee Release, and Temporary Trailer Restoration Guarantee Release for the RPM Age Restricted Affordable Rental Apartments**

WHEREAS, RPM Development, LLC ("Applicant") received amended preliminary and final major site plan subdivision approvals with variance from the Montgomery Township Planning Board for 71 total units, of which 70 are residential age-restricted 100% affordable rental apartment units and there is one (1) manager unit, for a portion of the property located on Community Drive, on the property now known as Block 20001, Lot 10.07, pursuant to Case No. PB-01-21, PB-02-23, and PB-01-24; and

WHEREAS, Headquarters Drive Urban Renewal Associates, L.P. ("Developer") posted the following guarantees on August 6, 2024 and January 7, 2025 (trailer):

1. Performance Guarantee in the amount of $6,955.20, consisting of Bond No. SU1204857 in the amount of $6,259.68 and cash in the amount of $695.52; and
2. Safety & Stabilization Guarantee in the amount of $21,219.97, consisting of Bond No. SU1204858 in the amount of $19,097.97 and cash in the amount of $2,122.00; and
3. Temporary Trailer Restoration Performance Guarantee in the amount of $5,000.00, consisting of Bond No. SU1204872 in the amount of $4,500.00 and cash in the amount of $500.00.

WHEREAS, the Township Engineer has reviewed the status of the required site improvements and has determined the improvements have been completed, a Certificate of Occupancy has been issued, and therefore recommends release of the aforementioned guarantees, subject to the Developer posting the following Maintenance Guarantees:

1. Maintenance Guarantee for the public site improvements related to the original Performance Guarantee in the amount of $869.40; and
2. Maintenance Guarantee for the private site improvements related to the original Safety & Stabilization Guarantee in the amount of $17,604.08; and
3. No Maintenance Guarantee is required for the removal of the temporary trailer.

WHEREAS, upon release of the Performance Guarantee and pursuant to Township Code 16-9.2g10, the Township shall accept the public pathway constructed on the Municipal Center property known as Block 20001, Lot 10.05, generally located to the west of the apartment building, as a public improvement, subject to satisfaction of the applicable requirements for acceptance; and

WHEREAS, prior to acceptance of the aforementioned public improvements, and pursuant to Township Code § 16-9.2g10(a), the Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township; and

WHEREAS, the Township Engineer recommends that the existing inspection escrow account for Case No. PB-02-23 remain open at this time, as the account will be utilized for inspections during the term of the Maintenance Guarantees.

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

1. **Performance Guarantee – Release.**

   The existing $6,955.20 Performance Guarantee, consisting of Bond No. SU1204857 in the amount of $6,259.68 and cash in the amount of $695.52, together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year public improvements Maintenance Guarantee in the amount of $869.40, in accordance with Township Code § 16-9.2d2(e)(1); and
   b. The Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township; and

   The Township shall accept the public pathway constructed on Block 20001, Lot 10.05 following completion of the conditions above.

2. **Safety & Stabilization Guarantee – Release.**

   The existing $21,219.97 Safety & Stabilization Guarantee, consisting of Bond No. SU1204858 in the amount of $19,097.97 and cash in the amount of $2,122.00, together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year Safety & Stabilization Maintenance Guarantee in the amount of $17,604.08, for the stormwater management basins, inflow and water quality structures within the basins, and the outflow pipes and structures of the stormwater management system, pursuant to Township Code 16-9.2d2(e)(2); and

   No improvements are being accepted by the Township in connection with the release of this guarantee.

3. **Temporary Trailer Restoration Performance Guarantee – Release.**
   The existing $5,000.00 Temporary Trailer Restoration Performance Guarantee, consisting of Bond No. SU1204872 in the amount of $4,500.00 and cash in the amount of $500.00, together with any accrued interest, is hereby authorized for release without any conditions.

4. **Inspection Escrow.** The existing inspection escrow account for Case No. PB-02-23 shall remain open at this time and shall continue to be maintained and replenished in accordance with Township Code § 16-9.2g2 and other applicable Township requirements.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to provide a certified copy of this Resolution to the appropriate parties and to take all necessary administrative action to effectuate the foregoing guarantee releases.

S. **RESOLUTION #26-11-302 – Authorizing Performance Guarantee Release, Safety & Stabilization Guarantee Release, and Landscape Buffer Guarantee Release for the Malvern School**

WHEREAS, Malvern School Properties, LP ("Developer") received preliminary and final major site plan approval with bulk variances to allow the demolition of an existing one-story dwelling and construction of a childcare center containing 11,332 square feet of floor area, together with related improvements, including a parking lot with 51 spaces, children's play equipment, a shade structure, basketball court, landscaping, a berm, freestanding and building-mounted signs, fencing, stormwater management infrastructure, pedestrian circulation infrastructure within and around the site, a curb cut and driveway entrance, and retaining walls, at 982 Route 518, Montgomery Township, New Jersey, on the property now known as Block 28010, Lot 57.01, pursuant to Case No. PB-07-23; and

WHEREAS, the Developer posted the following guarantees on or about June 10, 2024:

1. Performance Guarantee in the amount of $141,336.00, consisting of Bond No. 20010590 in the amount of $127,202.40 and cash in the amount of $14,133.60; and
2. Safety & Stabilization Guarantee in the amount of $29,280.14, consisting of Bond No. 20010618 in the amount of $ 26,352.13 and cash in the amount of $2,928.01; and
3. Landscape Buffer Guarantee in the amount of $68,700.00, consisting of Bond No. 20010619 in the amount of $61,830.00 and cash in the amount of $6,870.00; and

WHEREAS, the Township Engineer has reviewed the status of the required site improvements, determined that the improvements have been completed, and confirmed that a Certificate of Occupancy has been issued; and

WHEREAS, the Township Engineer recommends release of the aforementioned guarantees, subject to the Developer posting the following Maintenance Guarantees:

1. Maintenance Guarantee for the public site improvements related to the original Performance Guarantee in the amount of $17,667.00; and
2. Maintenance Guarantee for the private site improvements related to the original Safety & Stabilization Guarantee in the amount of $5,942.63; and
3. Maintenance Guarantee for the buffer screening related to the original Landscape Buffer Guarantee in the amount of $8,587.50.

WHEREAS, upon release of the Performance Guarantee and pursuant to Township Code § 16-9.2g10, the Township shall accept the sanitary sewer extension constructed in Brecknell Way and Tamworth Drive, the public sidewalk along Brecknell Way, and the mid-block pedestrian crossing improvements including the Rectangular Rapid Flashing Beacons, as shown on the exhibit attached to the Township Engineer's guarantee release recommendation memorandum dated November 4, 2026; and

WHEREAS, the sidewalk along Brecknell Way and County Route 518 will be the maintenance responsibility of the property owner of Block 28010, Lot 57.01, pursuant to Township Code § 16-5.2d, which may be subject to change from time to time; and

WHEREAS, the right-of-way dedication at the northeast corner of Brecknell Way and County Route 518, as shown on the aforementioned exhibit, was previously accepted by the Township pursuant to Ordinance No. 24-1738, adopted August 1, 2024, and the deed was recorded in the Somerset County Clerk's Office as Instrument No. 2024021393, Deed Book 7573, Pages 1655-1664; and

WHEREAS, the mid-block crosswalk on Brecknell Way was previously authorized by Ordinance No. 25-1768, adopted December 18, 2025; and

WHEREAS, the sanitary sewer extension constructed as part of the Malvern School project is currently situated within a Temporary Construction and Access Easement recorded in the Somerset County Clerk's Office as Instrument No. 2024021733, Deed Book 7573, Pages 3792-3804, pending acceptance of Tamworth Drive by the Township; and

WHEREAS, prior to acceptance of the aforementioned public improvements, and pursuant to Township Code § 16-9.2g10(a), the Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township; and

WHEREAS, the Township Engineer recommends that the existing inspection escrow account for Case No. PB-07-23 remain open at this time, as the account will be utilized for inspections during the term of the Maintenance Guarantees.

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

1. **Performance Guarantee – Release.**

   The existing $141,336.00 Performance Guarantee, consisting of Bond No. 20010590 in the amount of $127,202.40 and cash in the amount of $14,133.60, together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year public improvements Maintenance Guarantee in the amount of $17,667.00, in accordance with Township Code § 16-9.2d2(e)(1).
   b. The Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township, prior to acceptance of those improvements.
   c. The Developer shall resolve the sanitary sewer flow issue associated with the configuration of the Malvern School's onsite sewer lateral, including correction of the condition resulting in debris buildup, reconnection of the lateral to the sanitary sewer manhole on the south side of Brecknell Way, and repair of the manhole, all to the satisfaction of the Township Engineer.

   Upon satisfaction of the foregoing conditions, the Township shall accept the public improvements identified in this Resolution and shown on the exhibit attached to the Township Engineer's November 4, 2026 memorandum.

2. **Safety & Stabilization Guarantee – Release.**

   The existing $29,280.14 Safety & Stabilization Guarantee, consisting of Bond No. 20010618 in the amount of $ 26,352.13 and cash in the amount of $2,928.01, together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year Safety & Stabilization Maintenance Guarantee in the amount of $5,942.63, for the stormwater management basins, inflow and water quality structures within the basins, and the outflow pipes and structures of the stormwater management system, pursuant to Township Code 16-9.2d2(e)(2).

   No improvements are being accepted by the Township in connection with the release of this guarantee. The onsite stormwater management system, private improvements, private easements, landscaping, driveway, and other private site features shall remain the responsibility of the property owner to maintain.

3. **Landscape Buffer Guarantee – Release.**

   The existing $68,700.00 Landscape Buffer Guarantee, consisting of Bond No. 20010619 in the amount of $61,830.00 and cash in the amount of $6,870.00, together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year Landscape Buffer Maintenance Guarantee in the amount of $8,587.50, in accordance with Township Code § 16-9.2d2(e)(1).

   No improvements are being accepted by the Township in connection with the release of this guarantee. The onsite landscaping shall be maintained by the property owner in accordance with the Planning Board approvals, Township Code requirements, and applicable landscape maintenance easement obligations.

4. **Inspection Escrow.** The existing inspection escrow account for Case No. PB-07-23 shall remain open at this time and shall continue to be maintained and replenished in accordance with Township Code § 16-9.2g2 and other applicable Township requirements.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to provide a certified copy of this Resolution to the appropriate parties and to take all necessary administrative action to effectuate the foregoing guarantee releases.

T. **RESOLUTION #26-11-303 – Authorizing Performance Guarantees Release and Safety and Stabilization Guarantees Release for Montgomery Crossing Phases 1, 2, and 3; Authorizing Landscape Buffer Maintenance Guarantees Release; and Authorizing the Brecknell Way Maintenance Guarantee**

WHEREAS, Sharbell Building Company, LLC ("Developer"), received Preliminary and Final Major Subdivision and Site Plan approval with Bulk Variances and Design Waivers for the construction of a 147-unit residential development containing 107 townhouses and 40 condominiums, two (2) "loop roads" required pursuant to the Circulation Plan Element of the Township Master Plan, parking, children's play areas, open spaces, stormwater management, lighting, signage, and other associated improvements for a project known as Montgomery Crossing development on the property formerly known as Block 28005, Lot 66, pursuant to Case No. PB-01-18; and

WHEREAS, the Developer later obtained Amended Preliminary and Final Major Site Plan approval with variance relief to permit two multifamily residential buildings, each containing 10 dwelling units in a stacked townhouse configuration, for a total of 20 stacked townhouse dwelling units instead of the originally approved three-story building that contained 40 multifamily apartments to be located on Block 28009, Lots 1, 2, and 3, pursuant to Case No. PB-06-23; and

WHEREAS, the Developer posted the following guarantees on various dates between 2019 and 2021:

Phase 1

1. Phase 1 Performance Guarantee, originally $1,717,243.20 (Bond No. 39667110 (LC-103746): $1,545,518.88; cash: $171,724.32), subsequently reduced twice by Resolution 20-12-228 and Resolution 22-10-222 to $645,152.34 (Bond No. 39667110 (LC-103746): $580,637.11; cash: $64,515.23); and

2. Phase 1 Safety & Stabilization Guarantee, originally $51,548.44 (Bond No. 39667107 (LC-103747): $46,393.60; cash: $5,154.84), subsequently reduced twice by Resolution 20-12-229 and Resolution 22-10-223 to $29,528.76 (Bond No. 39667107 (LC-103747): $26,575.88; cash: $2,952.88); and

3. Phase 1 Landscape Buffer Guarantee, originally $15,000.00 (Bond No. 39667106 (LC-103748): $13,500.00; cash: $1,500.00), subsequently reduced by Resolution 20-12-230, and released by Resolution 25-1-40. The Township currently holds a $2,250.00 Phase 1 Landscape Buffer Maintenance Guarantee (cash); and

Phase 1A (to be retained)

4. Phase 1A Safety & Stabilization Guarantee, originally $14,635.27 (Letter of Credit No. 39667108: $13,171.74; cash: $1,463.53); and

5. Phase 1A Landscape Buffer Guarantee, $19,440.00 (cash); and

Phase 2

6. Phase 2 Performance Guarantee, originally $23,094.00 (Letter of Credit No. 103755: $20,784.60; cash: $2,309.40), subsequently reduced by Resolution 20-10-224 to $6,928.20 (Letter of Credit No. 103755: $6,235.38; cash $692.82); and

7. Phase 2 Safety & Stabilization Guarantee, originally $24,616.46 (Letter of Credit No. 103749: $22,154.81; cash: $2,461.65), subsequently reduced by Resolution 20-10-225 to $14,249.70 (Letter of Credit No. 103749: $12,824.73; cash: $1,424.97); and

8. Phase 2 Landscape Buffer Guarantee, originally $5,040.00 (cash), subsequently released by Resolution 25-1-40. The Township currently holds a $756.00 Phase 2 Landscape Buffer Maintenance Guarantee (cash); and

Phase 3

9. Phase 3 Performance Guarantee, originally $315,070.80 (Letter of Credit No. 103760: $283,563.72; cash: $31,507.08), subsequently reduced by Resolution 20-10-226 to $113,276.64 (Letter of Credit No. 103760: $101,948.98; cash: $11,327.66); and

10. Phase 3 Safety & Stabilization Guarantee, originally $29,114.09 (Letter of Credit No. 103750: $26,202.68; cash: $2,911.41), subsequently reduced by Resolution 20-10-227 to $16,168.60 (Letter of Credit No. 103750: $14,551.74; cash: $1,616.86); and

11. Phase 3 Landscape Buffer Guarantee, originally $17,430.00 (Letter of Credit No. 103761: $15,687.00; cash: $1,743.00), subsequently released by Resolution 25-1-40. The Township currently holds a $2,614.50 Phase 3 Landscape Buffer Maintenance Guarantee (cash); and

Brecknell Way

12. Brecknell Way Performance Guarantee, originally $202,717.20 (Letter of Credit No. 39667109: $182,445.48; cash: $20,271.72), subsequently released by Resolution 24-3-113. The Township currently holds a $25,140.15 (Letter of Credit 39623453); and

WHEREAS, the Township Engineer issued punch lists for Phase 1 in September 2024, Phase 1A in September 2026, Phase 2 in October 2025, Phase 3 in October 2025; and

WHEREAS, final punch lists for Phases 1, 2, and 3 were issued in October 2026, and the remaining work is limited; and

WHEREAS, Sharbell has requested release of the Phase 1, 2, and 3 guarantees conditioned upon completion of the limited remaining punch list items, since the loop roads known as Village Drive and Tamworth Drive are open to the public; and

WHEREAS, the Township Engineer has reviewed the status of the required site improvements, determined that the improvements have been substantially completed with minor work pending; and

WHEREAS, the Township Engineer recommends release of the guarantees for Phase 1, 2, and 3, subject to the conditions outlined herein and in accordance with the Township Engineer's November 5, 2026 memorandum:

WHEREAS, the Township Engineer does not recommend release of the Phase 1A guarantees, which shall remain in place until release is authorized separately by the Township Committee; and

WHEREAS, the Township Engineer also recommends release of the Brecknell Way Maintenance Guarantee; and

W**HEREAS**, following satisfaction of the conditions for release of Phase 1, 2, and 3 Performance Guarantees and pursuant to Township Code § 16-9.2g10, the Township shall accept the following public improvements, subject to completion of the applicable dedication and acceptance requirements:

- Village Drive between Hartwick Drive and Tamworth Drive, and Tamworth Drive, following completion of the punch list, Township Committee adoption of an Ordinance to accept the public rights-of-way, execution of the property transfer deeds, and recording of the same in the Somerset County Clerk's Office;
- Storm sewer and sanitary sewer collection systems outlined in the exhibit attached to the Township Engineer's November 5, 2026 memorandum;
- Public sidewalk, street signs, pedestrian actuators, traffic calming measures, and public improvements along the Village Drive and Tamworth Drive rights-of-way, except as otherwise noted herein.

WHEREAS, prior to acceptance of the aforementioned public improvements, and pursuant to Township Code § 16-9.2g10(a), the Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township; and

WHEREAS, the Township shall not accept the following improvements, which will be the responsibility of the homeowner's association or other appropriate parties:

- Privately owned improvements including those in any right-of-way exception areas shown in the Montgomery Crossing final subdivision maps for Phases 1, 1A, 2, and 3; and
- Entrances to private roads or driveways located in the Village Drive and Tamworth Drive rights-of-way;
- Signs for private roads;
- Private utilities;
- Street lighting facilities, which shall remain privately owned and maintained by the homeowner's association, except as otherwise provided in a future Municipal Services Agreement, for the seventeen (17) street lights at Village Drive roadway intersections shown on the exhibit in the Township Engineer's memorandum;

- Storm sewers or sanitary sewer laterals connecting to the public storm and sanitary sewer collection systems;
- Guide rail along Village Drive;
- Stormwater management facilities;
- Playgrounds and park areas;
- Any other improvements not specifically listed to be accepted by the Township.

WHEREAS, the Township Engineer recommends that the existing inspection escrow account for Case No. PB-01-18 remain open at this time, as the account will be utilized for inspections associated with remaining punch list work and during the term of the Maintenance Guarantees.

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

1. **Phase 1, 2, and 3 Performance Guarantees – Release.**

   The three (3) aforementioned Performance Guarantees for public improvements in Phases 1, 2, and 3, together with any accrued interest, are hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year public improvements Phase 1 Maintenance Guarantee in the amount of $189,987.45; and
   b. The Developer shall post and maintain a two-year public improvements Phase 2 Maintenance Guarantee in the amount of $2,886.75; and
   c. The Developer shall post and maintain a two-year public improvements Phase 3 Maintenance Guarantee in the amount of $33,534.60, all in accordance with Township Code § 16-9.2d2(e)(1); and
   d. The Developer shall complete all remaining punch list items to the satisfaction of the Township Engineer, who shall provide written certification of completion to the Township Clerk; and
   e. The Developer shall provide an affidavit stating that there are no liens or other legal encumbrances on any of the improvements proposed to be dedicated to the Township, prior to acceptance of those improvements.
   f. After completion of the conditions above and adoption of a corresponding Ordinance by the Township Committee, the Developer and the Mayor shall execute the deeds of dedication for Village Drive, from Hartwick Drive to Tamworth Drive, and Tamworth Drive, which shall then be recorded in the Somerset County Clerk's Office by the Developer.

   Upon satisfaction of the foregoing conditions, including adoption of the applicable acceptance ordinance and execution and recording of the deeds of dedication, the Township shall accept the public improvements identified in this Resolution and shown on the exhibit attached to the Township Engineer's November 5, 2026 memorandum.

   The Township Engineer has advised that the sidewalk to be completed on the east side of Tamworth Drive is separately guaranteed by the developer for the adjacent Village Walk project.

2. **Phase 1, 2, and 3 Safety & Stabilization Guarantees – Release.**

   The three (3) aforementioned Safety & Stabilization Guarantees for private improvements for Phases 1, 2, and 3, together with any accrued interest, are hereby authorized for release after completion of the following conditions:

a. The Developer shall post and maintain a two-year private improvements Phase 1 Safety & Stabilization Maintenance Guarantee in the amount of $78,033.00, in accordance with Township Code § 16-9.2d2(e)(2); and
b. The Developer shall complete all remaining punch list items to the satisfaction of the Township Engineer, who shall provide written certification of completion to the Township Clerk.

Maintenance Guarantees are not required for Phases 2 and 3 as there are no eligible stormwater management facilities included on the corresponding Safety & Stabilization Guarantees.

No improvements are being accepted by the Township in connection with the release of these guarantees. The onsite stormwater management system, private improvements, private easements, landscaping, driveways, private roads, and other private site features shall remain the responsibility of the homeowner's association, property owners, or other appropriate entities to maintain.

3. **Phase 1, 2, and 3 Landscape Buffer Maintenance Guarantees – Release.**

The three (3) aforementioned Landscape Buffer Maintenance Guarantees for private improvements for Phases 1, 2, and 3, together with any accrued interest, are hereby authorized for release after completion of the following conditions:

a. The Developer shall complete all remaining punch list items to the satisfaction of the Township Landscape Architect. Once the Township Landscape Architect is satisfied with the work, the Township Engineer shall provide written certification of completion to the Township Clerk.

No improvements are being accepted by the Township in connection with the release of these guarantees. The landscaping and screening shall remain the responsibility of the homeowner's association.

4. **Brecknell Way Maintenance Guarantee – Release.**

The aforementioned Brecknell Way Maintenance Guarantee, together with any accrued interest, is hereby authorized for release without conditions.

The Township previously accepted the public improvements by Resolution 24-3-113 and Ordinance 24-1718.

5. **Phase 1A Safety & Stabilization and Landscape Buffer Guarantees – Retain.**

The two (2) aforementioned Phase 1A Guarantees shall remain in place until the Township Engineer recommends their release and the Township Committee authorizes such release by separate resolution.

6. **Inspection Escrow.** The existing inspection escrow account for Case No. PB-01-18 shall remain open at this time and shall continue to be maintained and replenished in accordance with Township Code § 16-9.2g2 and other applicable Township requirements.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to provide a certified copy of this Resolution to the appropriate parties and to take all necessary administrative action to effectuate the foregoing guarantee releases.

U. **RESOLUTION #16-11-304 – Authorizing Performance Guarantees Release and Safety and Stabilization Guarantees Release for Princeton Orthopaedics**

WHEREAS, Princeton Orthopaedic Associates ("Developer") received minor site plan approval with bulk variances from the Planning Board to allow it to renovate an existing vacant one-story office building into an orthopedic surgical center, together with parking lot modifications, site improvements, and stormwater management, being located at 862 County Route 518, and being Block 28006, Lot 43 on the Tax Map of Montgomery Township and being located in the REO-3, Research, Engineering and Office District, pursuant to Case No. PB-06-24; and

WHEREAS, the Developer later obtained amended minor site plan approval with bulk variance for signage on the property, pursuant to Case No. PB-01-26; and

WHEREAS, the Developer posted the following guarantees on or about September 12, 2025:

1. Safety & Stabilization Guarantee of $10,356.40 (Letter of Credit No. 75004095: $9,320.76; cash: $1,035.64); and
2. Landscape Buffer Guarantee of $43,200.00 (Letter of Credit No. 75004060: $38,880.00; cash: $4,320.00); and

WHEREAS, the Township Engineer has reviewed the status of the required site improvements and has determined the improvements have been completed, a Certificate of Occupancy has been issued, and therefore recommends release of the aforementioned guarantees, subject to the Developer posting the following Maintenance Guarantees:

3. Safety & Stabilization Maintenance Guarantee for the private site improvements in the amount of $11,914.20; and
4. Landscape Buffer Maintenance Guarantee for the buffer screening in the amount of $5,400.00.

WHEREAS, the Township Engineer recommends that the existing inspection escrow account for Case No. PB-06-24 remain open at this time, as the account will be utilized for inspections during the term of the Maintenance Guarantees.

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

1. **Safety & Stabilization Guarantee – Release.**

The existing $10,356.40 Safety & Stabilization Guarantee (Letter of Credit No. 75004095: $9,320.76; cash: $1,035.64), together with any accrued interest, is hereby authorized for release after completion of the following conditions:

a. The Developer shall post and maintain a two-year Safety & Stabilization Maintenance Guarantee in the amount of $11,914.20, for the stormwater management basins, inflow and water quality structures within the basins, and the outflow pipes and structures of the stormwater management system, pursuant to Township Code 16-9.2d2(e)(2); and

No improvements are being accepted by the Township in connection with the release of this guarantee.

2. **Landscape Buffer Guarantee – Release.**

   The existing $43,200.00 Landscape Buffer Guarantee (Letter of Credit No. 75004060: $38,880.00; cash: $4,320.00), together with any accrued interest, is hereby authorized for release after completion of the following conditions:

   a. The Developer shall post and maintain a two-year Landscape Buffer Maintenance Guarantee in the amount of $5,400.00, for the buffer screening, pursuant to Township Code 16-9.2d2(e)(1); and

   No improvements are being accepted by the Township in connection with the release of this guarantee.

3. **Inspection Escrow.** The existing inspection escrow account for Case No. PB-06-24 shall remain open at this time and shall continue to be maintained and replenished in accordance with Township Code § 16-9.2g2 and other applicable Township requirements.

BE IT FURTHER RESOLVED, that the Township Clerk is hereby authorized and directed to provide a certified copy of this Resolution to the appropriate parties and to take all necessary administrative action to effectuate the foregoing guarantee releases.

V. **RESOLUTION #26-11-305 – Accepting the Mutual Termination of the Janitorial Services Contract with Clean Services of Hudson Valley, Inc. and Authorizing the Solicitation of Proposals for Janitorial Services Through the Competitive Contracting Process**

WHEREAS, the Township of Montgomery previously awarded a contract for Janitorial Services, Bid No. B06-2026, to Cleaning Services of Hudson Valley, Inc.; and

WHEREAS, Cleaning Services of Hudson Valley, Inc. submitted a letter dated October 16, 2026, requesting termination of its janitorial services contract with the Township; and

WHEREAS, the Township Committee has determined that accepting the requested mutual termination is in the best interests of the Township; and

WHEREAS, the Township requires continued janitorial services and desires to solicit proposals through a process that evaluates price together with contractor qualifications, relevant experience, staffing, supervision, cleaning procedures, quality control, and demonstrated performance; and

WHEREAS, N.J.S.A. 40A:11-4.1(l) authorizes the use of competitive contracting for maintenance, custodial, and groundskeeping services; and

WHEREAS, N.J.S.A. 40A:11-4.3 provides for governing body authorization of the competitive contracting process by resolution; and

WHEREAS, the Township Committee desires to authorize the preparation, advertisement, and issuance of a Request for Proposals for janitorial services in accordance with N.J.S.A. 40A:11-4.1 et seq. and N.J.A.C. 5:34-4.

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

1. Acceptance of Mutual Termination. The Township accepts mutual termination of Contract B06-2026 with Cleaning Services of Hudson Valley, Inc., effective 12/31/2026.

2. Authorization of Competitive Contracting. Competitive contracting for replacement janitorial services is authorized pursuant to N.J.S.A. 40A:11-4.1(l) and 40A:11-4.3.

3. Preparation and Solicitation of Proposals. The Qualified Purchasing Agent, in consultation with Township staff and counsel, is authorized to prepare, advertise, and issue an RFP specifying services, contract terms, renewal options, and evaluation requirements.

4. Evaluation and Recommendation. Proposals shall be evaluated using the published criteria, with the required evaluation report and recommendation prepared and made available as required by law.

5. Subsequent Contract Award. Any replacement contract requires a subsequent Township Committee award resolution, certification of available funds, and compliance with applicable procurement requirements.

6. Distribution. Certified copies shall be provided to the Township Administrator, Qualified Purchasing Agent, Chief Financial Officer, Township Attorney, and Cleaning Services of Hudson Valley, Inc.

_____

8. **APPROVAL OF MINUTES**

a. ***MOTION*** to approve the Regular Meeting Minutes of October 15, 2026 ____Second ____Favor ____Opposed _____Abstain_____

b. ***MOTION*** to approve the Executive Session Meeting Minutes of October 15, 2026 ____Second ____Favor ____Opposed _____Abstain_____

9. **RESOLUTION #26-11-306 – Payment of Bills – Posted**

WHEREAS, the Township Committee of the Township of Montgomery has received bills to be paid as listed; and

WHEREAS, the Chief Financial Officer and the Township Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Township, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills.

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

1. That these bills are hereby authorized for payment; and
2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
3. That the proper Township Officials are authorized to sign the checks.

MOTION to adopt Resolution #26-11-306_____ Second _____

ROLL CALL VOTE:

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

10. **MAYOR'S REPORT**

11. **ADMINISTRATOR'S REPORT**

12. **TOWNSHIP COMMITTEE REPORTS**

Deputy Mayor, Patricia Taylor Todd - Open Space Committee, Planning Board

Committee Member, Dennis Ahn – Agricultural Advisory, Economic Development Commission, Veterans Memorial Committee

Committee Member, Mike Martin – Environmental Commission, Municipal Center Green Initiative Advisory, Shade Tree, Wildlife Management

Committee Member, Douglas Herring - Board of Health, Landmarks Commission, Municipal Alliance, Transportation Advisory Committee

13. **PUBLIC COMMENT –** Members of the public wishing to address the Township Committee on matters pertaining to the Township will be limited to three minutes per person. If comments are similar to those already stated, please indicate your support or opposition. Groups are asked to select a spokesperson.

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

A. **ORDINANCE #26-1781 – An Ordinance of the Township of Montgomery in Somerset County, New Jersey Providing for the Acquisition of Block 8001, Lot 8 Located on River Road in the Township of Montgomery ("Staats")**

BE IT RESOLVED by the Township Committee of the Township of Montgomery that the foregoing ordinance be hereby passed on first reading and that the same be published according to law with a public hearing and a vote scheduled for the meeting of December 3, 2026.

MOTION to introduce Ordinance #26-1781 _____ Second _____

ROLL CALL VOTE:

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

B. **ORDINANCE #26-1782 – An Ordinance Amending Chapter VIIA, "Traffic Schedules", Schedule I "No Parking"; Schedule VII "Through Streets"; Schedule VIII "Stop Intersections"; Schedule XVII "Speed Limits", Schedule XXI, "Traffic Regulations On Private Property"; and Chapter III, "Police Regulations," Sections 10.2 And 11.3; of The Code of the Township of Montgomery (1984), to Establish Traffic Regulations for Village Drive, Tamworth Drive, the Private Roadways Within the Montgomery Crossing Development, the Private Property of the Malvern School, and the Private Property of the Landing at Skillman**

BE IT RESOLVED by the Township Committee of the Township of Montgomery that the foregoing ordinance be hereby passed on first reading and that the same be published according to law with a public hearing and a vote scheduled for the meeting of December 3, 2026.

MOTION to introduce Ordinance #26-1782 _____ Second _____

ROLL CALL VOTE:

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

C. **ORDINANCE #26-1783 – An Ordinance of the Township of Montgomery in Somerset County Providing for the Acceptance of Right-of-Way Dedication of a Portion of Village Drive and Tamworth Drive**

BE IT RESOLVED by the Township Committee of the Township of Montgomery that the foregoing ordinance be hereby passed on first reading and that the same be published according to law with a public hearing and a vote scheduled for the meeting of December 3, 2026.

MOTION to introduce Ordinance #26-1783 _____ Second _____

ROLL CALL VOTE:

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

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

There are no ordinances for final adoption.

16. **RESOLUTIONS**

A. **RESOLUTION #26-11-307 – Awarding Contract No. B05-2026-RI to Republic Services for the Collection and Disposal of Solid Waste from Various Montgomery Township Facilities**

WHEREAS, the Township of Montgomery publicly advertised for bids for the collection and disposal of solid waste from various Montgomery Township facilities under Bid No. B05-2026-R1, in accordance with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, sealed bids were received and publicly opened on October 23, 2026, at 10:00 a.m., with one (1) bid received from Republic Services, 9 Frontage Road, Clinton, New Jersey 08809; and

WHEREAS, Republic Services submitted the following bid for the three-year contract:

Contract Year	**Bid Amount**
Year 1	$93,535.66
Year 2	$91,930.94
Year 3	$91,930.94
Total Three-Year Bid	**$277,397.54**

WHEREAS, subject to satisfactory review of the bid documents and required qualifications, Republic Services has been determined to be the lowest responsible and responsive bidder; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available using Account #01-201-28-375-295 for the current fiscal year, with expenditures in subsequent fiscal years subject to the availability and appropriation of sufficient funds;

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

1. The contract for the Collection and Disposal of Solid Waste from Various Montgomery Township Facilities, Bid No. B05-2026-R1, is hereby awarded to Republic Services, 9 Frontage Road, Clinton, New Jersey 08809, for a three-year contract amount not to exceed $277,397.54, in accordance with its submitted bid and the Township's specifications.

2. The contract shall be for a period of three (3) years, with the commencement and termination dates established in the executed contract.
3. The Mayor and Township Clerk are hereby authorized to execute the contract and any necessary documents in connection with this award, subject to review and approval by the Township Attorney.
4. Expenditures under this contract shall be subject to the availability and appropriation of sufficient funds, as certified by the Chief Financial Officer.
5. This resolution shall take effect immediately upon adoption.

MOTION to adopt Resolution #26-11-307_____ Second _____

ROLL CALL VOTE:

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

B. **RESOLUTION #26-11-308 – Authorizing the Purchase of a 2027 Ford F350 Pickup Truck and a 2027 Ford T250 Cargo Van for the Department of Public Works**

WHEREAS, Montgomery Township is a member of the Morris County Cooperative Pricing , pursuant to the provisions of N.J.S.A. 40A:11- 11(5); and

WHEREAS, the Local Public Contracts Law authorizes a municipality to acquire goods and services through a duly formed cooperative pricing system without advertising for bids; and

WHEREAS, Montgomery Township has a need to purchase a 2027 Ford F350 pickup truck from Ciocca Dealerships, located at 215 Route 202, Flemington NJ, for the Township's Public Works Department through the aforesaid cooperative pricing system using MCCPC Contract #15-C, Item #12 in the amount of $65,236.00; and

WHEREAS, Montgomery Township has a need to purchase a 2027 Ford T250 Cargo Van from Ciocca Dealerships, located at 215 Route 202, Flemington NJ, for the Township's Public Works Department through NJ State Contract 25-Fleet-109069, Section #T2103 in the amount of $60,916.80; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available using account #04-215-55-901-1776D in the amounts of $65,236.00 and $60,916.80, respectively.

NOW, THEREFORE, BE IT RESOLVED, that Township Committee of the Township of Montgomery, County of Somerset, New Jersey hereby authorizes the purchase of a 2027 Ford F350 Pickup Truck and a Ford T250 Cargo Van for the Township's Public Works Department, through the MCCPC Contract #15-C, Item #12 in the amount of $65,236.00 and NJ State Contract 25-Fleet-109069, Section #T2103 in the amount of $60,916.80.

MOTION to adopt Resolution #26-11-308_____ Second _____

ROLL CALL VOTE:

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

C. **RESOLUTION #26-11-309- Authorizing the Purchase of a Watchguard M500 Interview Recording System and a Five-Year CommandCentral Digital Evidence Management Services Agreement Through New Jersey State Contract**

WHEREAS, the Township of Montgomery Police Department has identified a need for a WatchGuard M500 interview room recording system and associated CommandCentral digital evidence management and storage services; and

WHEREAS, Motorola Solutions, Inc., 500 West Monroe Street, Chicago, Illinois 60661, submitted Quote No. 3743846 dated July 28, 2026, for the equipment and associated five-year services, for a total amount not to exceed $23,032.00; and

WHEREAS, the quotation identifies $16,032.00 in upfront equipment and related costs and a subscription fee of $1,400.00 annually for five years, resulting in an initial expenditure of $17,432.00 and subsequent annual payments totaling $5,600.00; and

WHEREAS, the quotation identifies New Jersey State Contract No. 36876, NJSTART No. 23-FLEET-33791, and the Township intends to procure the contract-covered goods and services under N.J.S.A. 40A:11-12, subject to verification of the State contract's validity, scope, and applicable terms; and

WHEREAS, the Township intends to authorize the five-year data processing services component pursuant to N.J.S.A. 40A:11-15(5), subject to confirmation that the contemplated services qualify under that provision; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.4 and 5:30-5.5, a written certification of available funds must be provided before this resolution is adopted, and expenditures in subsequent fiscal years must be certified and charged as required by law; and

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

1. The Township Committee authorizes the purchase of the WatchGuard M500 system and five-year CommandCentral services from Motorola Solutions, Inc., under the applicable State contract, for an amount not to exceed $23,032.00.

2. The contract includes $16,032.00 in upfront costs and $1,400.00 annually for five years, totaling $23,032.00.

3. Equipment costs shall be charged to Capital Account No. 04-215-55-901-1776A and subscription fees to Current Fund Account No. 01-201-25-240-238.

4. The Chief Financial Officer has certified that sufficient funds are available in respective Account numbers provided herein, with future-year payments subject to annual appropriation and certification.

5. The Mayor and Township Clerk are authorized to execute the agreement upon verification of State-contract eligibility, pricing, and terms by the appropriate Township officials.

6. This resolution shall take effect immediately upon adoption.

MOTION to adopt Resolution #26-11-309_____ Second _____

ROLL CALL VOTE:

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

17. **CORRESPONDENCE**

There is no correspondence.

18. **NEW AND UNFINISHED BUSINESS**

a. Township Committee 2027 Reorganization Meeting Date and 2027 Meeting Schedule

19. **FUTURE AGENDA ITEMS**

a. Community Garden (December 3)
b. Food Security
c. YMCA
d. Otto Kaufman Community Center and Senior Center Improvements Project
e. Remaining Township Committee meeting dates: December 3 and December 17

20. **RESOLUTION #26-11-310 - Executive Session**

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

1. The Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act.

2. The general nature of the subjects to be discussed in this session are as follows:

   - Contract Negotiations: a. Property Agreement
   - Litigation: a. Docket No. SOM-L-1593-24

3. The Township Committee will return to Regular Session and may take further action.

4. It is unknown precisely when the matter discussed in this session will be disclosed to the public. Acquisition of property and settlement of litigation shall only be approved by the Township Committee in a public session.

5. This Resolution shall take effect immediately.

MOTION to adopt Resolution #26-11-310_____ Second _____

ROLL CALL VOTE:

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

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

21. **ADJOURNMENT**

MOTION to adjourn _____ Second _____ Favor _____ Opposed