

Robbinsville Township Council Meeting Agenda
October 22, 2026 – 7:00 p.m.
Municipal Building
2300 Route 33, Robbinsville, NJ

- 1. Call to Order**
- 2. Roll Call**
- 3. Statement**
- 4. Flag Salute**
- 5. Approval of Meeting Minutes**
 - a. Regular Meeting – October 8, 2026
- 6. Release of Executive Session Minutes (none)**
- 7. Reports of Council Members**
- 8. Reports of Administrator/Mayor**
 - a. Best Practices Review
- 9. Public Comment**
- 10. Ordinances – Introduction**
 - a. Amending Chapter 109 (ph 11/12/26)
This Ordinance will amend Chapter 109 entitled “Fees”, specifically section 109-8 entitled “Housing Standards” to update housing inspection fees.
 - b. Amending Chapter 174 (ph 11/12/26)
This Ordinance will amend Chapter 142 entitled “Parks and Recreational Areas” specifically section 174-5 entitled “Hours” to set new Park hours.
- 11. Ordinances – Public Hearing**
 - a. 2026-32 Amending Chapter 109
This Ordinance will amend Chapter 109 entitled Fees, specifically the Farmer’s Market Vendor and Community Garden fees which will include a non-refundable \$15 Administration Fee.
- 12. Resolutions**
 - a. Release of Performance Guarantees, Inspection Escrow and Plan Review Escrow to Denholtz North Gold, LLC – 110-114 North Gold Drive
 - b. Authorizing the Police Department to Acquire Two 22 Goggles, 23 Wet Weather Ponchos and 1 Traffic Safety Control and Diversion Kit Through the Defense Logistics Agency
 - c. Authorizing Extension of Shared Services Agreement with Hamilton Township for Uniformed Construction and Inspection Services
 - d. Authorizing Second Option Extension of a Contract for Landscaping Services at Finance Park – Bendas Landscaping (\$10,300)
- 13. Payment of Bills**
- 14. Discussion Items**
- 15. Executive Session**
- 16. Adjournment**

10/19/26

This agenda is subject to change prior to or at said meeting.

10A

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF ROBBINSVILLE,
SPECIFICALLY SECTION 109-8 ENTITLED "HOUSING STANDARDS"**

WHEREAS, the Township Council of the Township of Robbinsville, County of Mercer, desires to adopt an ordinance amending Chapter 109 of the Code of the Township of Robbinsville, specifically Section 109-8 entitled "Housing Standards" to meet the current cost and expense incurred by the Township of Robbinsville for housing inspections;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 109 – Fees.

§ 109-8 Housing Standards.

Pursuant to § 274-9, the following fees shall apply:

- A. ~~Condo, apartment, mobile home inspections: \$75~~
- B. ~~All others: — \$100~~
- C. ~~Reinspection — \$50~~
- A. For each initial inspection for all unit or dwelling unit types, except condominiums and mobile home units, the fee shall be \$200. There shall be additional \$20 fee for any initial inspection scheduled less than five (5) days prior to the scheduled change of occupancy pursuant to Section 274-6 of the Township Code.
- B. For each additional reinspection in all unit types, except condominiums and mobile home units, the fee shall be \$100.
- C. For condominiums and mobile home units, the fee for the initial inspection shall be \$150. There shall be additional \$20 fee for any initial inspection scheduled less than five (5) days prior to the scheduled change of occupancy pursuant to Section 274-6 of the Township Code.
- D. For each additional reinspection of condominiums and mobile home units, the fee shall be \$75.
- E. Should an inspector arrive for a scheduled inspection and no adult is present to grant access, the full amount of the inspection fee shall be charged and the landlord/owner will be required to reschedule the inspection at a fee of \$75.

SECTION 2.

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall remain valid and effective.

SECTION 4.

This Ordinance shall take effect January 1, 2027.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

**AN ORDINANCE AMENDING CHAPTER 174 OF THE CODE OF THE TOWNSHIP
OF ROBBINSVILLE ENTITLED "PARKS AND RECREATIONAL AREAS"**

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 174 of the Code of the Township of Robbinsville is hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

Chapter 174 – Parks and Recreational Areas

Article I General Park Regulations

§ 174-1 Jurisdiction.

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§ 174-5 Hours.

The public parks of Robbinsville Township shall be open between 7:00 a.m. dawn and 10:00 p.m. dusk, the lighted portions of which shall remain open until 10:00 p.m., and no person, group or organization shall remain in an unlighted portion of a park after dusk, or in a lighted portion of a park after 10:00 p.m., except as provided for in a lease, park usage permit, or as approved by the Director of Recreation Commission, Health, Senior and Veteran Services, and Sustainability.

§ 174-6 Group regulations; fees.

SECTION 2.

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall remain valid and effective.

SECTION 4.

This ordinance shall take effect upon final passage and publication according to law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Micheal J. Todd, Mayor

11A

AN ORDINANCE AMENDING CHAPTER 109 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "FEES," SPECIFICALLY SECTION 109-24 ENTITLED "AGRICULTURAL PROGRAM FEES"

BE IT ORDAINED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey that Chapter 109, Section 109-13 of the Code of the Township of Robbinsville is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 109 – Fees.

§ 109-24 ~~Agrieultural~~ Office of Sustainability program fees.

Type of fee	Fee
Lettuce/produce from hydroponics farm	\$25 per family/address per month \$15 per senior citizen over the age of 65/address per month
The above fees include approximately three heads of lettuce per week and possibly other produce based on availability.	
<u>Farmer's Market Vendor</u>	<u>\$150 per season</u>
<u>Community Garden</u>	<u>\$80 per season</u>
<u>The above fees include a \$15 non-refundable Administrative fee</u>	

SECTION 2.

All ordinances or parts of ordinances inconsistent with or in conflict with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3.

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall remain valid and effective.

SECTION 4.

This Ordinance shall take effect upon final passage and publication according to law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

12A

**RESOLUTION AUTHORIZING RELEASE OF
PERFORMANCE GUARANTEE, INSPECTION ESCROW, PLAN REVIEW ESCROW
DENHOLTZ NORTH GOLD, LLC – 110-114 NORTH GOLD DRIVE**

WHEREAS, Denholtz North Gold, LLC has requested the release of the performance guarantees, inspection escrow and plan review escrow submitted in connection with the project located at Block 29, Lots 1.06, 1.07 and 1.08 (“Property”), approved pursuant to PB19-10-03A; and

WHEREAS, on June 11, 2025, Denholtz North Gold, LLC sold the Property to 110 N Gold Propco, LLC; and

WHEREAS, on January 15, 2026, the Township Council adopted Resolution 2026-039, which accepted performance guarantees and inspection fees from the new owner, 110 N Gold Propco, LLC, for the Property; and

WHEREAS, the Township Engineer recommends that all guarantees and escrow accounts submitted by Denholtz North Gold, LLC for this Property be released:

NAME OF APPLICANT/DEVELOPER	ACCT#
Denholtz North Gold, LLC 116 Chestnut Street, Suite 102 Red Bank, NJ 07701	P191003A (\$6,741.22)
	P191003B (\$1,751.32)
	P191003C (\$573.45)
	I191003 (\$8,335.91)
	R191003 (\$120.48)

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby releases Performance Bond Nos. 800131925 in the amount of \$55,819.80, 800131926 in the amount of \$15,761.90, 800131927 in the amount of \$5,161.05 and cash surety in the total amount of \$9,065.99, plus appropriate interest, for landscape perimeter, soil erosion/stabilization and public improvements to Denholtz North Gold, LLC.

BE IT FURTHER RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby releases Escrow Account nos. I191003 and R191003, plus appropriate interest, associated with Application No. PB19-10-03.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Denholtz North Gold, LLC, the Township Engineer, the Chief Financial Officer, the Construction Official, the Tax Assessor and the Mercer County Soil Conservation District.

I certify this to be a true copy of a Resolution adopted by the Township Council of the Township of Robbinsville at a meeting held on October 22, 2026.

Alicia Gonzalez, Municipal Clerk

RESOLUTION AUTHORIZING THE TOWNSHIP OF ROBBINSVILLE THROUGH THE ROBBINSVILLE TOWNSHIP POLICE DEPARTMENT TO ACQUIRE TWO 22 GOGGLES, 23 WET WEATHER PONCHOS, AND 1 TRAFFIC SAFETY CONTROL AND DIVERSION KIT THROUGH THE DEFENSE LOGISTICS AGENCY

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

WHEREAS, rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling and upkeep of the property and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through the 1033 Program; and

WHEREAS, pursuant to Resolution 2026-098, the Township Council of the Township of Robbinsville authorized the Township Police Department participation in the DLA; and

WHEREAS, Robbinsville Police Department has been awarded twenty-two (22) Goggles LESO 1033 Program Requestion Number 2YTQEH62751802 through the DLA;

WHEREAS, Robbinsville Police Department has been awarded twenty-three (23) Wet Weather Ponchos, through the DLA – LESO Surplus program. The LESO 1033 Program Requestion Number 2YTQEH62751801 through the DLA;

WHEREAS, Robbinsville Police Department has been awarded one (1) Traffic Safety Control and Diversion kit, through the DLA – LESO Surplus program. The LESO 1033 Program Requestion Number 2YTQEH62751370 through the DLA;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the Robbinsville Township Police Department is hereby authorized to acquire the surplus equipment associated with LESO 1033 Program Requestion Numbers 2YTQEH62751802, 2YTQEH62751801, and 2YTQEH62751370.

I certify this to be a true copy of a Resolution adopted by the Township Council of the Township of Robbinsville at a meeting held on October 22, 2026.

Alicia Gonzalez, Municipal Clerk

RESOLUTION AUTHORIZING AND APPROVING THE EXERCISING OF A ONE YEAR OPTION TO EXTEND THE SHARED SERVICES AGREEMENT FOR UNIFORM CONSTRUCTION ACT INSPECTION SERVICES BETWEEN THE TOWNSHIP OF HAMILTON AND THE TOWNSHIP OF ROBBINSVILLE

WHEREAS, the *Uniform Shared Services and Consolidation Act*, N.J.S.A. 40A:65-1 *et seq.*, permits local units of this State to enter into shared services agreements with any other local unit for the joint provision within their combined jurisdictions of any service which any party to the agreement is empowered to provide within its own jurisdiction; and

WHEREAS, municipalities must provide certain services related to construction code enforcement, including inspections, as required by N.J.S.A. 52:27D-119 *et seq.*, and the regulations promulgated pursuant thereto (the "Inspection Services"); and

WHEREAS, on October 14, 2021, the Township Council of the Township of Robbinsville adopted Resolution 2021-270, which authorized and approved a Shared Services Agreement for Uniform Construction Act Services ("Agreement"), aside from conflict situations, between the Township of Robbinsville ("Robbinsville") and the Township of Hamilton ("Hamilton"); and

WHEREAS, the Agreement included an initial term of one (1) year, which commenced on October 15, 2021, and nine (9) one (1) year mutual options to extend the Agreement; and

WHEREAS, on occasion, Hamilton is still in need of the provision of additional Inspection Services, aside from conflict situations, and Robbinsville is willing to continue to assist by permitting its personnel to provide Inspection Services for Hamilton; and

WHEREAS, at this time, Hamilton wishes to exercise a one (1) year option for the period of October 15, 2026, to October 14, 2027; and

WHEREAS, Robbinsville mutually agrees with Hamilton's desire to exercise the one (1) year option for the period of October 15, 2026, to October 14, 2027, conditioned upon Hamilton's acceptance of Robbinsville's UCC Inspectors' new hourly and overtime rates; and

WHEREAS, the extension of this Agreement is in the best interest of the Township of Robbinsville;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the exercising of a one (1) year option to extend the term of the Agreement between Robbinsville and Hamilton for the provision of additional Inspection Services, aside from conflict situations, is hereby authorized and approved.

BE IT FURTHER RESOLVED that the term of the Agreement extension shall be October 15, 2026, to October 14, 2027.

BE IT FURTHER RESOLVED that a copy of this Resolution and Agreement shall be forwarded to the Director of the Division of Local Government Services in accordance with N.J.S.A. 40A:65-4(3)b.

I certify this to be a true copy of a Resolution adopted by the Township Council of the Township of Robbinsville at a meeting held on October 22, 2026.

Alicia Gonzalez, Municipal Clerk

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**RESOLUTION AUTHORIZING SECOND AND FINAL OPTIONAL EXTENSION OF A
CONTRACT FOR LANDSCAPING SERVICES AT FINANCE PARK – BENDAS
LANDSCAPING INC.**

WHEREAS, pursuant to Robbinsville Township Council Resolution 2023-267, the Township of Robbinsville entered into a contract with Bendas Landscaping Inc. for landscaping services at Finance Park; and

WHEREAS, in accordance with the terms of the contract, the Township reserved the right to extend the term of the contract for up to two additional one (1) year terms; and

WHEREAS, pursuant to Resolution 2025-081, the Township exercised its first option to extend the existing contract with Bendas Landscaping Inc.; and

WHEREAS, the Township wishes to exercise its second and final option and extend the existing contract with Bendas Landscaping Inc. for an additional one-year term expiring on December 31, 2026, under the same terms and conditions of the existing contract and for a total amount not to exceed \$10,300.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in account number 6-01-28-375-000-224; and

WHEREAS, the Township Council finds that the services are being performed in an effective and efficient manner and the contract is in the best interest of the Township of Robbinsville;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the contract between the Township of Robbinsville and Bendas Landscaping Inc., 190 Woods Road, East Windsor, New Jersey, 08520, for Landscaping services at Finance Park, shall be extended for one additional one year term, expiring on December 31, 2026, for an amount not to exceed \$10,300.00, in accordance with the terms of the contract previously executed by and between Bendas Landscaping Inc. and the Township of Robbinsville, a copy which is on file with the Purchasing Department.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Bendas Landscaping Inc., Department of Public Works, Finance Department, and the Purchasing Agent.

I certify this to be a true copy of a Resolution adopted by the Township Council of the Township of Robbinsville at a meeting held on October 22, 2026.

Alicia Gonzalez, Municipal Clerk