Robbinsville Township Council Meeting Agenda
November 12, 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 22, 2026
6. **Release of Executive Session Minutes (none)**
7. **Reports of Council Members**
8. **Reports of Administrator/Mayor**
9. **Public Comment**
10. **Ordinances – Introduction**
    a. Amending Chapter 142 Highway Commercial Zone (ph 11/24/26)
    This Ordinance will amend Chapter 142 entitled "Land Use" specifically to amend Section 142-12 to prohibit the display of cannabis or cannabis paraphernalia within storefront windows and to permit cannabis retailers within the Highway Commercial (HC) Zone. This Ordinance also amends Section 142-23€ and 142-57.2 to permit cannabis retailers as a conditional use within the HC Zone and set design standards for that use. This Ordinance will amend Section 142-48 entitled "Signs" to prohibit artistic or photographic renderings of cannabis plants, bud, cannabis paraphernalia or renderings that could be interpreted as promoting cannabis use.

    b. Amending Chapter 74 (ph 12/3/26)
    This Ordinance will amend Chapter 74 entitled "Animals", specifically section 74-2 entitled "License required; fee" to update the late fee date and only require one license and registration tag for any dog owned in New Jersey.

    c. Amending Chapter 109 (ph 12/3/26)
    This Ordinance will amend Chapter 109 entitled "Fees" to update the dog license late fee, animal redemption fee and special event fees.

    d. Amending Chapter 187 (ph 12/3/26)
    This Ordinance will amend Chapter 187 entitled "Property Maintenance" specifically section 187-4 entitled "Removal Required" to update the new language for obnoxious growth.

    e. Establishing Chapter 146 (ph 12/3/26)
    This Ordinance will establish Chapter 146 entitled "Landscape Irrigation" to regulate landscaping irrigation contractors that do work in Robbinsville Township.

    f. Reappropriation Bond Ordinance (ph 12/3/26)
    This Ordinance will reappropriate a portion of balances remaining in the capital budget for the purchase of Police In-Car Video Systems, Body Cameras and Accessories in the amount of $77,040.00.

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

g. General Capital Ordinance (ph 12/3/26)
This Ordinance is necessary to appropriate $54,816 for the engine rebuild of Fire Apparatus (Squad 401) from the Township's Capital Fund Balance. This is a fully funded Ordinance and no debt will be taken out for this purpose.

h. Amending Chapter 2 (ph 12/3/26)
This Ordinance is required to amend Chapter 2 entitled "Administration of Government" to place a time limit on public comment at Council, Boards, Committees and Commissions meetings.

i. Amending Chapter 70 (ph 12/3/26)
This Ordinance is required to amend Chapter 70 entitled "Special Events" to update application submittal timeline, the requirement of an Emergency Operations Plan when expected attendance exceeds 1,000 individuals and Police Officer minimum requirements.

j. Amending Chapter 142 Zoning Map (ph 12/17/26)
This Ordinance is required to adopt the newly updated Zoning Maps that are consistent with the Master Plan and have been reviewed and approved by the Township Zoning Officer. This Ordinance will amend Section 148-68 to create a time limit during Land Use Board public hearings.

11. Ordinances – Public Hearing

a. 2026-33 Amending Chapter 109
This Ordinance will amend Chapter 109 entitled Fees, specifically section 109-8 entitled Housing Standards to update housing inspection fees.

b. 2026-34 Amending Chapter 174
This Ordinance will amend Chapter 142 entitled "Parks and Recreational Areas" specifically section 174-5 entitled "Hours" to set new Park hours.

12. Resolutions

a. Professional Services Agreement for Occupational Health Services with Barnabas Health Medical Group ($26,245.00)
b. Accept Performance Guarantees and Inspection Fees – NPSG Built, LLC – Block 41, Lots 14.011, 36.01, 37.012 – 50 New Canton Way (Amazon)
c. Accept Performance Guarantee for Road Opening Permit 2026-09
d. Authorizing an Access Agreement with Pennmark Foxmoor Holdings, LLC - 1001-91 Washington Boulevard
e. Authorizing an Application for Certification as an Eligible Organization with the Division of Fire and Safety and Appointing an Authorized Signatory for the Firefighter Certification Program
f. Conditionally-Designating GB7 d/b/a 7Brew as Redeveloper for Block 1, Lots 12 & 13 – 2331-2333 Route 33
g. Chapter 159 Miry Run Trails Project - Phase III-IV Environmental Permitting ($50,000.00)
h. Authorizing Memorandum of Agreement – Collective Bargaining Agreement with SOA Local 344
i. Award of Contracts to Embright Education for Educational Programming within the Robbinsville School District 2026-2027 School Year ($28,800)
j. Approving Change Order No. 1 for Roadway Improvements to Sharon Mews and Hibiscus Lane with Richard T. Barrett Paving (- $18,021.60)

k. Approving Change Order No. 1 for Roadway Improvements to the Highlands at Walkers Run with Meco Inc. ($7,015.17)
l. Approving Change Order No. 1 for Roadway Improvements to Windsor Meadows with Meco Inc. ($10,376.98)
m. Amending Resolution 2025-335 Professional Services Agreement with Carlin, Ward, Ash & Heiart, LLC for Special Tax Appeal Counsel Services for CY2026 (- $10,000)
n. Amending Resolution 2025-329 Professional Services Agreement with Malamut & Associates, LLC for Bond Counsel Services for CY2026 (- $6,500)
o. Shared Service Agreement with Hamilton Township for UCC Fire Code Services
p. Amending Capital Budget
q. Budget Transfers **(4 votes)**

13. Payment of Bills
14. Discussion Items
15. Executive Session
16. Adjournment

11/9/26

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

Township of Robbinsville
County of Mercer

Ordinance 2026-

10A

AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "LAND USE"

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey, that Chapter 142 of the Code of the Township of Robbinsville, entitled Land Use, is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 142 – Land Use.

Article IV. District Regulations.

§ 142-12 General principles.

A. No building shall hereafter be used, erected, altered, converted, enlarged, added to, moved or reduced, wholly or in part, nor shall any land be designed, used or physically altered for any purpose or in any manner, except in conformity with this chapter. Where a lot is formed from part of a lot already occupied by a building, such subdivision shall be effected in such a manner as not to impair any of the requirements of this chapter with respect to the existing building and all yards and other open space in connection therewith and so that all resulting lots have adequate dimensions consistent with the requirements of the zoning district in which they are located and so that all lots have frontage on a street.

B. Whenever the owner of a lot existing at the time of adoption of this chapter has dedicated or conveyed land to the Township in order to meet minimum street width requirements of the Township or to implement the recommendations of the Master Plan of the Township, the Construction Official and Zoning Officer shall issue building, zoning and occupancy permits for the lot whose depth or areas are rendered substandard in area only because of such dedication and where the owner has no other adjacent lands to provide the minimum requirements.

C. ~~(Reserved)~~ No retail or commercial establishment that sells cannabis or cannabis paraphernalia shall display such products in any storefront window. All windows of any retail or commercial establishment where cannabis or cannabis paraphernalia is sold shall be opaque from the exterior, preventing the interior of the establishment and any products displayed therein from being visible from outside.

D. (Reserved)

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F. Transient accommodations shall be a prohibited use in all zoning districts

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designated pursuant to § 142-8.

G. Cannabis cultivators, cannabis manufacturers, and cannabis wholesalers, as said terms are defined by CREAMMA, shall be permitted in the PCD and OW zoning district. Cannabis retailers, as said term is defined by CREAMMA, as well as medical cannabis dispensaries, as defined by the Honig Act, shall be permitted in the HC zoning district. Cannabis distributors, cannabis retailers, and cannabis delivery services, as defined by CREAMMA, as well as medical cannabis cultivators, manufacturers and dispensaries, as defined by the Honig Act, shall be prohibited uses in all other zoning districts designated pursuant to § 142-8.

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§ 142-23 HC Highway Commercial Zone District.

A. HC District designated. The HC District is established on the properties within the Township as shown on the map and designated on the Zoning Map, as amended hereby.

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E. Conditional uses:

(1) House of worship. See § **142-61M**.

(2) Service stations with convenience stores of over 2,500 square feet. See § **142-61F**.

(3) Cannabis retailer. See § **142-61P**.

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I. Performance and design standards. The following criteria and guidelines shall be used by all municipal agencies in reviewing applications for site plan approval. They are intended to provide a framework within which the designer of the site development is free to exercise creativity, invention, and innovation. Where a development involves an existing building or site upon which an existing building is located, the existing building shall be repaired, renovated, and restored to comply with this section. Three-dimensional illustrative architectural renderings shall be submitted as part of any site plan application. The renderings may be digital. These color renderings shall be considered part of any approvals granted and shall not be substantially changed.

(1) Exception. The performance and design standards described in this section shall be used as the Township's presumptive minimum requirements for subdivision and site plan development and as criteria for evaluating the plan and design of such development plans. However, the guidelines and standards are not intended to restrict creativity, and an applicant may request that the performance and design

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standards be modified or waived. To gain approval of such modification or waiver, the applicant shall demonstrate criteria for variances pursuant to N.J.S.A. 40:55D-70.

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(16) LEED. To the extent feasible, development within the HC Zone should follow the guidelines of the U.S. Green Council's Leadership in Energy and Environmental Design (LEED).

(17) Cannabis standards. All cannabis retailers permitted within the HC Zone shall be subject to the provisions of § 142-57.2, Cannabis Operations. Where a conflict exists between the provisions of this section and § 142-57.2, the provisions of § 142-57.2 shall prevail.

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Article V. General Provisions and Design Standards.

§ 142-48 Signs.

A. General provisions.

(1) Prohibited signs and sign features.

(a) No sign may be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises.

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(l) Mechanical animals or mascots are prohibited.

(m) No sign shall include artistic or photographic renderings of cannabis plants, bud, cannabis paraphernalia, or artistic or photographic renderings that could be interpreted as promoting cannabis use.

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§ 142-57.2 Cannabis operations.

A. In addition to all other applicable land use regulations and design standards articulated in this chapter, no person or entity may operate as a cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or cannabis ~~wholesaler~~ retailer, as defined in Chapter 88 and this chapter, without first obtaining:

(1) Site plan approval or site plan waiver from the Land Use Board;

(2) A municipal permit for the cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or cannabis ~~wholesaler~~ retailer pursuant to Chapter 88, which shall not be issued until after site plan approval or site plan waiver has been granted by the Land Use Board, which municipal permit will not become effective until a municipal zoning permit has been issued for the operation; and

(3) A Cannabis Regulatory Commission-issued license or permit for the operation.

B. Any suspension, revocation or non-renewal of the municipal permit pursuant to Chapter 88, or any suspension, revocation or non-renewal of a Cannabis Regulatory Commission-issued license for the operation, or adjudication of felony criminal guilt by the operation or its principals shall constitute an automatic revocation of the municipal zoning permit for the operation, at which time the operation must cease. With respect to a suspension, revocation or non-renewal of the municipal permit or the Cannabis Regulatory Commission-issued permit or license, the operation may not reinstate its municipal zoning permit until the Township and/or Cannabis Regulatory Commission permit or licenses are reinstated. A criminal adjudication voids and prohibits any future reinstatement of Township permits.

C. Cannabis cultivators, cannabis manufacturers, cannabis wholesalers, or cannabis ~~wholesaler~~ retailers shall be permitted, pursuant to this chapter, only if the following requirements are met:

(1) The regulations of this section are subject to the enabling authority of the State of New Jersey, by and through the Cannabis Regulatory Commission, and are subject to compliance with all statutes and/or regulations promulgated and adopted by the State of New Jersey or its instrumentalities. If any provision of this Section is inconsistent with the statutes and/or regulations of the State of New Jersey, the State statutes and/or regulations shall prevail.

(2) Odor. Cannabis cultivators, cannabis manufacturers, cannabis wholesalers, or cannabis ~~wholesaler~~ retailers shall have equipment to mitigate odor. The building shall be equipped with a ventilation system sufficient in type and capacity to mitigate cannabis odors emanating from the interior of the premises so as to make such odors undetectable by a person of reasonable sensitivity anywhere on the adjacent property, within public rights of way, or within any other unit located in

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the same building as the cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or cannabis ~~wholesaler~~ retailer, if the use only occupies a portion of a building.

(3) Noise. Outside generators and other mechanical equipment used for any kind of power supply, cooling or ventilation shall be enclosed and have appropriate baffles, mufflers, and/or other noise reduction systems to mitigate noise pollution.

(4) Security. All cannabis cultivators, cannabis manufacturers, cannabis wholesalers, or cannabis ~~wholesaler~~ retailers shall be secured in accordance with State of New Jersey statutes and regulations; shall have a round-the-clock video surveillance system, 365 days a year; shall have security fencing and gates around the perimeter of the premises; and shall have trained security personnel onsite at all times during operating hours.

(5) All cannabis cultivators, cannabis manufacturers, cannabis wholesalers, or cannabis ~~wholesaler~~ retailers located within the Township must provide the Robbinsville Police Division with access to security footage immediately upon request by the Division.

(6) No cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or cannabis ~~wholesaler~~ retailer shall be located within 500 feet measured by the property line on which the cannabis business is located to the property line of any ~~public or nonpublic~~ not-for-profit school or house of worship.

(7) Signage. In addition to the requirements of §142-48, signage design shall not include artistic or photographic renderings of cannabis plants. Signage at the cannabis cultivator, cannabis manufacturer, cannabis wholesaler, or cannabis ~~wholesaler~~ retailer shall communicate that the establishment is not open to the public.

(8) Screening. Evergreen plantings shall be provided to prevent, as much as possible, public views of structures from all roadways and adjoining parcels.

D. No cannabis cultivator, cannabis manufacturer cannabis wholesaler, or cannabis ~~wholesaler~~ retailer shall be permitted to operate as a home occupation or a live/work unit.

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Article VI. Exceptions and Modifications.

§ 142-61 Conditional Uses.

Before a building permit or certificate of occupancy shall be issued for any conditional use as permitted by this chapter, application shall be made to the Land Use Board as required by N.J.S.A. 40:55d-70(d)(3). The Land Use Board shall grant or deny the application within 95 days of

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submission of a complete application by a developer to the administrative officer or within such further time as may be consented to by the applicant. The review by the Land Use Board of a conditional use shall include any required site plan review. Public notice and a hearing shall be required as stipulated. All requests for approval of conditional uses, the burden of proof shall be on the applicant. The Land Use Board shall give due consideration to all reasonable elements, which could affect the public health, welfare, safety, comfort and convenience, such as, but not limited to, the proposed use(s), the character of the area, vehicular travel patterns and access, pedestrianways, landscaping, lighting, signs, drainage, sewage treatment, potable water supply, utilities and building and structure location(s) and orientation(s).

A. Office and research uses in RR Zone.

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P. Cannabis Retailers.

(1) Cannabis retailers are permitted as a conditional use in the HC District and in accordance with the provisions of Chapter 88 and § 142-57.2 of this Code.

~~P~~ Q. Cannabis wholesalers.

(1) Cannabis wholesalers are permitted as a conditional use in the OW District and in accordance with the provisions of Chapter 88 and § 142-57.2 of this Code.

~~Q~~ R. Parking in the airport zone.

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SECTION 2.

At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3.

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

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SECTION 4.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6.

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

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

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Township of Robbinsville
County of Mercer

Ordinance 2026-

108

AN ORDINANCE AMENDING CHAPTER 74 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "ANIMALS"

BE IT ORDAINED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that Chapter 74 of the Code of the Township of Robbinsville, entitled "Animals," is hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

Chapter 74 – Animals

Article I. Licensing of Dogs

§ 74-2 License required; fee.

A. Every person who shall own, possess, keep or harbor any dog or dogs, either male or female (and the word "dog" when hereinafter used shall be deemed to include male or female), within the Township shall obtain an annual license for each such dog and shall have the same registered and numbered with the Municipal Clerk and for each such dog license shall pay fees for the following as provided in Chapter 109, Fees:

(1) Annual license fee.

(2) Fee for non-spayed or non-neutered dogs. In addition to the fees provided for above, there shall be an additional surcharge on all licenses issued for dogs of reproductive age for which there is not filed a veterinarian certificate or notarized affidavit by the owner that the dog has been spayed or neutered as required by state law.

(3) Late fee. For any dog owned prior to February 1 of a given year, ~~I~~if an application for a license is received after ~~January 31~~ March 1 of ~~any~~such year, in addition to the annual license fee, there shall also be charged a late fee as provided in Chapter 109 Fees.~~, there shall be a surcharge plus a monthly fee for each month thereafter for which a license is not obtained.~~

B. Guide dogs and service dogs as defined in N.J.S.A. 10:5-5 shall be licensed and registered as other dogs hereinabove provided for, except that the owner or keeper of such dog shall not be required to pay any fee therefor.

C. All dogs born within the Township or brought therein shall be licensed as required by this chapter when the dog obtains the age of seven months or possesses a set of permanent teeth, whichever first occurs. No written or verbal notice or warning shall be required to

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the owner, keeper or possessor of any dog to make the requirement for licensing applicable and effective.

D. A dog temporarily placed in a foster home as part of a formalized training to be a guide dog or service dog shall not be required to be licensed and registered while the dog remains in the foster home for such training.

E. Only one license and registration tag shall be required in any licensing year for a dog owned in New Jersey, and a license and tag issued by another municipality of this state shall be accepted by the Township as evidence of compliance with this chapter.

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§ 74-5 Application procedure; issuance and expiration of license; license tags.

A. All applications for dog licenses for dogs owned prior to February 1 in any year shall be made and the license fee paid on or before that day to the Municipal Clerk, who shall register the harboring, owning or possessing of any dogs and the number thereof and the name of each dog registered and the number of the license issued for it in a book to be kept for that purpose. Any application for a dog license received after March 1 in any year shall be charged the late fee as required by § 74-2A(3). Any person who becomes the owner of a dog or dogs after February 1 shall, within 10 days from the date he/she obtained ownership thereof, make application for a license and pay the license fee for the then current year to the Municipal Clerk. No license shall be issued unless the application is accompanied by a certificate issued by a veterinarian or municipal clinic, which certificate shall certify that the dog is currently immunized against the disease of rabies.

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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.

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PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

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AN ORDINANCE AMENDING CHAPTER 109 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "FEES", SPECIFICALLY SECTION 109-2 ENTITLED "SPECIAL EVENTS" AND SECTION 109-3 ENTITLED "ANIMALS"

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

SECTION 1.

Chapter 109 – Fees.
§ 109-2 Special events.

A. Pursuant to § 70-9, ~~the permit fee shall be $25.~~ the following fees shall apply

	Fee
When submitted 60 days prior to event	
50 to 499 attendees	$25.00
500 to 999 attendees	$50.00
1,000 + attendees	$200.00
When submitted less than 60 days prior to event	
50 to 499 attendees	$50.00
500 to 999 attendees	$100.00
1,000 + attendees	$400.00

§ 109-3 Animals.

Pursuant to § 74-2, the following fees shall apply:

A. Annual dog license fee (§ 74-2A):

~~**Licensing Year** **License**~~	**Fee**
~~2024 and subsequent licensing years~~	~~$16.80 plus state fees as per N.J.S.A. 4:19~~

License Fee	$16.80
Pilot Clinic Fund	$0.20 per N.J.S.A. 4:19
Registration Tag Fee	$1.00 per N.J.S.A. 4:19

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Non-Spayed/Non-Neutered	$3.00 per N.J.S.A. 4:19
Late Fee – Effective March 1	$10.00

~~B.~~ ~~License for nonspayed or nonneutered dogs (§ 74-2A): $4~~

~~C.~~ ~~Late Fee (§ 74-2A): $5 surcharge plus $1 per month.~~

~~D~~B. Kennels and pet shops (§ 74-6A).

(1) Dog kennels:

(a) Providing accommodations for 10 or less dogs, per year: $10.
(b) Providing accommodations for more than 10 dogs: $25

(2) Pet Shop license (§ 74-6A): $10.
(3) Plan review fee for a new kennel or pet shop: $300.
(4) Plan review fee for renovation to a kennel or pet shop: $150.

~~E~~C. Redemption fee (§ 74-10): ~~$10 per day in addition to actual costs incurred by the Township.~~ The fee for redemption of impounded dogs or other animals is $20 for picking up a dog or other such animal, plus $4 per day for each day or fraction thereof that the dog or other animal has been in custody to cover the animal's expenses while in the care of the shelter or pound (N.J.S.A. 4:19-15.16).

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.

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Township of Robbinsville
County of Mercer

Ordinance 2026-

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

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Township of Robbinsville
County of Mercer

Ordinance 2026-
10D

AN ORDINANCE AMENDING CHAPTER 187 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "PROPERTY MAINTENANCE"

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 187 of the Code of the Township of Robbinsville is hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

Chapter 187 – Property Maintenance

Article II. Removal of Growth and Debris

§ 187-4 Removal required.

~~Wherever it shall be deemed for the preservation of the public health, safety and welfare or to eliminate a fire hazard, the Division of Housing or its designee shall require any owner, tenant, occupant, managing agent, executor, administrator or other similar person to remove or destroy brush, grass, weeds (including ragweed) exceeding 10 inches in height, dead and dying trees, stumps, roots, obnoxious growth, filth, garbage, trash and debris within 10 days after receipt of notice to remove or destroy same. The portion of this section applying to brush, grass and weeds (including ragweed) exceeding10 inches in height shall apply only to lots containing a dwelling house, located adjacent to a lot containing a dwelling house, or located within 200 feet of a dwelling house without regard to what zone the subject premises or the dwelling house is located in. The two-hundred-foot distance shall be measured from the dwelling house. The provisions of this section applying to brush, grass and weeds (including ragweed) exceeding 10 inches in height shall not apply to undeveloped land that remains in its natural state.~~ Whenever the owner, tenant, occupant, managing agent, executor, administrator, or other person responsible for any property or premises makes, causes, or permits an accumulation of brush, grass, weeds (including ragweed) exceeding 10 inches in height, dead or dying trees, stumps, roots, obnoxious growth, filth, garbage, trash, or debris that constitutes a fire hazard or a threat to the public health, safety, or general welfare, written notice shall be given to the responsible person directing that the specified materials be removed or destroyed within 10 days after receipt of the notice. The provisions of this section applying to brush, grass and weeds (including ragweed) exceeding 10 inches in height shall not apply to undeveloped land that remains in its natural state. Obnoxious growth shall mean uncontrolled or excessive vegetation that, by reason of its type, condition, location, or extent, constitutes a fire hazard, threatens public health or safety, or creates a nuisance affecting neighboring properties. The term includes vegetation that harbors vermin or harmful pests, obstructs necessary sight lines or access, or otherwise presents a demonstrable hazard to persons or property.

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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

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Township of Robbinsville
County of Mercer

Ordinance 2026-

10E

AN ORDINANCE ESTABLISHING CHAPTER 146 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "LANDSCAPE IRRIGATION"

WHEREAS, pursuant to N.J.S.A. 40:48-1, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this State or Federal Government, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, there has been a significant increase in the number of unlicensed landscape irrigation contractors operating in the State of New Jersey, positing safety and liability risks to those who contract with said individuals; and

WHEREAS, N.J.S.A. 45:5AA-1 et seq. mandates that all individuals advertising, entering into, or engaging in the business of landscape irrigation contracting must obtain a business permit from the Board of Landscape Irrigation Contractors; and

WHEREAS, N.J.S.A. 45:5AA-1 et seq. mandates that any individual, officer, partner or employee who is or will be actively engaged in the business for which a business permit is sought for landscape irrigation contracting has obtained a landscape irrigation contractor certificate from the Board of Landscape Irrigation Contractors; and

WHEREAS, N.J.S.A. 45:5AA-9 now permits municipalities to institute action against any person who violates N.J.S.A. 45:5AA-1 et seq., and seek penalties in accordance with the same; and

WHEREAS, in order for the Township to impose fines, which it may collect under N.J.S.A. 45:5AA-9, the same must be codified in the Municipal Code; and

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

SECTION 1. RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

§ 146 LANDSCAPE IRRIGATION CONTRACRTORS

§ 146-1 Purpose. To ensure that Landscape Irrigation Contractors, operating within the Township, maintain the certifications required by state law, applicable codes, regulations in order to preserve the safety and well-being of the Township and its inhabitants.

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§ 146-2 Definitions As used in this Section, the following terms shall have the following meanings:

LANDSCAPE IRRIGATION CONTRACTING The construction, repair, maintenance, improvement, and alteration of any portion of a landscape irrigation system, which is a system designed, constructed, and installed for controlled dispersion of water.

LANDSCAPE IRRIGATION CONTRACTOR A natural person, association, corporation, LLC, partnership, or other legal entity engaged in the business of, or who is proficient in Landscape Irrigation Contracting, and maintains a certificate issued by the Landscape Irrigation Contractors Examining Board for the same, pursuant to the provisions of N.J.S.A. 45:5AA-1 et seq.

LANDSCAPE IRRIGATION SYSTEM Any assemblage of components, materials or special equipment which is designed, constructed and installed for controlled dispersion of water from any safe and suitable source, including properly treated wastewater, for the purpose of irrigating landscape vegetation or the control of dust and erosion on landscaped areas, including integral pumping systems or integral control systems for manual, semiautomatic or automatic control of the operation of these systems.

§ 146-3 State Certificate Required No person shall engage in the business of or otherwise perform Landscape Irrigation Contracting within the Township, unless certified to do so by the Landscape Irrigation Contractors Examining Board in accordance with the provisions of N.J.S.A. 45:5AA-1 et seq.

§ 146-4 Violations and Penalties A Landscape Irrigation Contractor who performs the services referenced herein without a license shall be subject to institution of an action by the Board of Landscape Irrigation Contractors or the Township's Local Enforcement Agency, and assessed an administrative penalty as follows:

1. First Offense: Penalty no greater than $5,000
2. Second Offense: Penalty no greater than $10,000
3. All Subsequent Offenses: Penalty no greater than $15,000

If the violation is of a continuing nature, each day during which it continues shall constitute an additional, separate, and distinct offense.

Should a penalty be assessed pursuant to this Section as a result of an action instituted by the Board of Landscape Irrigation Contractors, 100% of the penalty derived will be made available to the Board of Landscape Irrigation Contractors.

Should a penalty be assessed pursuant to this Section as a result of an action instituted by the Township, 30% of the penalty derived will be made available to the Board of Landscape Irrigation Contractors, and 70% of the penalty derived will be made available to the Township.

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.

DRAFT

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

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-

1 OF

AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY REAPPROPRIATING $77,040.00 OF PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES FOR OTHER CAPITAL IMPROVEMENTS AND PURPOSES

BE IT ORDAINED, By The Township Council Of The Township Of Robbinsville, In The County of Mercer, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1: Pursuant to N.J.S.A. 40A:2-39, it is hereby determined that $77,040.00 of the proceeds of obligations originally made available pursuant to the following ordinances of the Township of Robbinsville, in the County of Mercer, New Jersey (the "Township") are no longer necessary for the purposes for which the obligations previously were authorized. Each amount is listed under the column, "Balance to be Reappropriated, "and is further described by reference to the number of the bond ordinance pursuant to which such amount has been made available, and the description of the improvement for which such amounts originally were appropriated. The $77,040.00 proceeds to be reappropriated are made available as follows:

Ordinance No.	Purpose	Balance to be Reappropriated
2024-18/2024-42/2026-07	Renovation & fit-out of space within the Township's leasehold interests in property known as 2300 US Route 33 in the Township of Robbinsville	$77,040.00
	TOTAL	**$77,040.00**

Section 2: The aggregate sum of $77,040.00 is hereby reappropriated from the bond ordinance referred to in Section 1 hereof as follows:

Police In-Car Video Systems, Body Cameras and Accessories	**$77,040.00**

Section 3: The capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the Township Clerk and is available for public inspection.

Section 4: The improvements authorized hereby are not current expenses and are general improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

DRAFT

Section 5: All ordinances or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 6: This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-

109

AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY, PROVIDING FOR THE ENGINE REBUILD OF FIRE APPARATUS (SQUAD 401) BY THE TOWNSHIP AND APPROPRIATING $54,816 TO FUND THE SAME.

BE IT ORDAINED, By the Township Council of the Township of Robbinsville, in the County of Mercer, New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

Section 1. For the purpose of rebuilding and refurbishing the engine for Squad 401 fire apparatus, a 50,000+/- GVW heavy duty truck which is expected to extend the life of the vehicle by a term in excess of 10 years, and including all work and materials necessary, there is hereby appropriated the sum of $54,816 from the Township's Capital Fund Balance.

Section 2. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 3. This ordinance shall take effect as provided by law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-

10H

AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "ADMINISTRATION OF GOVERNMENT", SPECIFICALLY ARTICLE II ENTITLED "COUNCIL" AND ARTICLE XIII ENTITLED "BOARDS, COMMITTEES AND COMMISSIONS"

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 2, Article II and Article XIII of the Code of the Township of Robbinsville are hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

Chapter 2 – Administration of Government

Article II. Council

§ 2-10 Public meetings.

A. Council shall hold its regular public meetings and work sessions as per a resolution to be adopted at each yearly organizational meeting, but not less than one meeting per month. The yearly organizational meeting shall be held at 12:00 noon on January 15 or at some other hour on any day during the seven-day period beginning on January 15. This resolution may be amended or modified by subsequent resolutions duly adopted.

……..

G. Public ~~participation~~ comment. Public participation in the meetings of the Council shall be in accordance with the Open Public Meetings Act. Public comment shall be limited to a maximum of five minutes per participant.

H. Requests for schedules. Any person may request that the Council mail copies of any regular meeting schedule or revision thereof, including notice of regular, special or rescheduled meetings. The Council may pass a resolution to provide a reasonable prepayment fee for this service. All requests for meeting schedules shall terminate at 12:00 midnight, June 30 of each year, but shall be subject to renewal upon request to the Council.

……..

Article XIII. Boards, Committees and Commissions

§ 2-58.1 Rules governing the conduct and operation of boards, committees and commissions established in this article.

DRAFT

A. Unless otherwise specified in the Code of the Township of Robbinsville, the rules established in this subsection shall govern the conduct and operation of any board, committee and commission established in Chapter 2, Article XIII.

……

D. Any board, committee or commission subject to the requirements of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., or its successor, shall notice and conduct its meetings, at a minimum, as follows:

(1) Notice shall be provided as required by N.J.S.A. 10:4-9, or its successor statute;

……

(3) Meetings shall be open to the public at all times and a portion of every meeting shall be set aside for public comment as required by N.J.S.A. 10:4-12, or its successor statute. Public comment shall be limited to a maximum of five minutes per participant consistent with the policies and/or bylaws adopted by the respective board, committee or commission;

(4) A board, committee or commission may exclude the public from a portion of any meeting wherein the board, committee or commission discusses any item specified in N.J.S.A. 10:4-12b, or its successor statute. Such exclusion shall only be permitted upon the adoption of a resolution as required by N.J.S.A. 10:4-13, or its successor statute;

……

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:

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

DRAFT

10i

AN ORDINANCE AMENDING CHAPTER 70 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "SPECIAL EVENTS"

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 70 of the Code of the Township of Robbinsville is hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

Chapter 70 – Special Events

§ 70-1 Purpose.

The purpose of this chapter is to provide for the protection and maintenance of the health, safety and welfare of the inhabitants of the Township through the regulation and permitting of special events.

……..

§ 70-7 Licensing authority; approval of permit.

A. Each person applying for a special event permit shall supply the information requested on the application in full and verify its correctness by his or her oath or affirmation and thereafter file the completed application with the Municipal Clerk together with the full amount of the fee as hereinafter set forth no less than 60 days prior to the event. For any event where the invited and/or expected attendance exceeds 1,000 individuals the applicant shall present an Emergency Operations Plan/Incident Action Plan with the application, to be approved by the Chief of Police or their designee, and shall have an onsite meeting with the Chief of Police, or their designee, no less than 30 days prior to the event.

1. The Emergency Operations Plan/Incident Action Plan shall address the following:

a. Traffic management
b. Evacuation plan
c. Officer capacity
d. Emergency communication plan

……

§ 70-10 Permit conditions.

Any permit granted under this chapter may contain conditions reasonably calculated to reduce or minimize dangers and hazards to vehicular or pedestrian traffic and the public health, safety and welfare, including, but not limited to, changes in time, duration or number of participants. In all cases, the following shall apply:

DRAFT

A. The conduct of the special event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route or location.

……..

I. The maximum capacity of any special event shall be established by a permit approved in accordance with this chapter and shall be determined based upon a review of, but not limited to, the estimated attendance, location, accessibility, and terms of admission for the special event.

J. For any event where the invited and/or expected attendance exceeds 1,000 individuals, the Robbinsville Township Police Department has specified minimum staffing levels of required police presence, which may be modified at the discretion of the Township's Chief of Police:

1. A minimum of one officer (security) per 500 attendees anticipated or one officer (security) per 350 attendees anticipated if alcohol is served or sold.

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

DRAFT

AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED "LAND USE" SPECIFICALLY SECTION 9 ENTITLED "ZONING MAP" AND SECTION 68 ENTITLED "PROVISIONS APPLICABLE TO THE LAND USE BOARD."

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey, that Chapter 142 of the Code of the Township of Robbinsville, entitled Land Use, is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

SECTION 1.

Chapter 142 – Land Use.

Article III. Zoning Districts; Map; Boundaries

……..

§ 142-9 Zoning Map.

~~The boundaries of those zoning districts are established on the map entitled "Zoning Map of the Township of Robbinsville," dated April 1987, as further revised and amended through the effective date of Ordinance 2010-24, which accompanies and is hereby part of this chapter.~~
The boundaries of said zoning districts are hereby established as shown on the Zoning Map, consisting of Zoning Map A-Base Zoning, Township of Robbinsville, Updated November 6, 2026, and Zoning Map B-Redevelopment Areas, Township of Robbinsville, Updated November 6, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this chapter. An official copy of said Zoning Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of Robbinsville.

……
Article VII. Land Use Board

……

§ 142-68 Provisions applicable to the Land Use Board.

A. Conflicts of interest. No member of the Land Use Board shall act on any matter in which they have either directly or indirectly any personal or financial interest. Whenever any such member shall disqualify themself from acting on a particular matter, they shall not continue to sit with the Board on the hearing of such matter nor participate in any discussion or decision relating thereto.

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B. Meetings.

(1) Meetings of the Land Use Board shall be scheduled no less often than once a month, and any meeting so scheduled shall be held as scheduled unless canceled for lack of applications for development to process.

……

(5) All meetings shall be open to the public. Notice of all such meetings shall be given in accordance with the requirements of the Open Public Meetings Act, Chapter 231 of the Laws of New Jersey 1975. A portion of every meeting shall be set aside for public comment as required by N.J.S.A. 10:4-12, or its successor statute. Public comment shall be limited to a maximum of three minutes per participant consistent with the policies and/or bylaws adopted by the Land Use Board and subject to the discretion of the Board Chair in accordance with N.J.S.A. 40:55D-10.

……

D. Public hearings.

(1) The Land Use Board shall hold a hearing on each application for development and shall make the rules governing such hearings.

……

(6) Any corporation whose application is the subject of a hearing shall be represented by an attorney at law of New Jersey.

(7) Public hearing shall be limited to a maximum of three minutes per participant. Cross examination of witnesses by the public may require relaxing the standard limit, but in all cases the Chair should limit redundant comments and questions to ensure orderly remote public participation.

SECTION 2.

At least three copies of said full Ordinance are on file in the Office of the Municipal Clerk for public examination and acquisition. Copies are available for inspection or acquisition during regular weekday working hours and arrangements have been made for the publication of said proposed Ordinance in pamphlet or other similar form which will be available for purchase from the Township Clerk.

SECTION 3.

The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this Ordinance, after public

DRAFT

hearing thereon, the Township Clerk is further directed to publish notice of passage thereof and file a copy of this Ordinance as finally adopted with the County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

SECTION 4.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6.

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

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-33

11A

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 on 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.

DRAFT

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

DRAFT

Township of Robbinsville
County of Mercer

Ordinance 2026-34

11B

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.

……..

§ 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.

DRAFT

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

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
12A

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR OCCUPATIONAL HEALTH SERVICES – CY2026

WHEREAS, there exists a need for the Township of Robbinsville to enter into a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 *et seq*. for occupational health services; and

WHEREAS, in accordance with the executive powers granted to him pursuant to N.J.S.A. 40:69A-40, the Mayor has negotiated a contract, subject to Township Council approval, with Barnabas Health Medical Group ("Barnabas"), 95 Old Short Hills Rd., West Orange, New Jersey 07052, through RWJ University Hospital Hamilton Corporate Care EHW, 2 Hamilton Health Place, Hamilton, New Jersey 08690, for the provision of the aforementioned services in an amount not to exceed $26,425.00, as per the RFP received on December 3, 2025; and

WHEREAS, the term of this Agreement shall be from January 1, 2026, to December 31, 2026, or until completion of the project or until the Mayor determines that the Contractor's services are no longer required, whichever occurs first; and

WHEREAS, the Chief Financial Officer has certified that funds are available for occupational health services in account numbers 6-01-25-265-000-247 ($17,500.00), 6-01-25-268-000-247 ($7,650.00), and 6-01-25-240-000-247 ($1,275.00); and

WHEREAS, the services to be provided are considered to be "Professional Services" pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*; and

WHEREAS, the Local Public Contracts Law authorizes the awarding of a contract for "Professional Services" without public advertising for bids and bidding therefore, provided that the Resolution authorizing the contract and the contract itself be available for public inspection in the office of the Municipal Clerk and that notice of the awarding of the contract be published in a newspaper of general circulation in the municipality; and

WHEREAS, this contract is being awarded as a fair and open contract in accordance with the requirements of N.J.S.A. 19:44A-20.4 *et seq.*;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey that it does hereby approve of the contract presented by the Township of Robbinsville and Barnabas Health Medical Group to provide the above-mentioned occupational health services in an amount not to exceed $26,425.00 for the term January 1, 2026, to December 31, 2026.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Barnabas Health Medical Group, the Department of Finance, the Purchasing Agent, the Fire Department, and the Police Department.

DRAFT

BE IT FURTHER RESOLVED that the Determination of Value be placed on file with this Resolution.

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 November 12, 2026.

Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12B

RESOLUTION ACCEPTING PERFORMANCE GUARANTEES AND INSPECTION FEES – NPSG BUILT, LLC
BLOCK 41, LOTS 14.011, 36.01, 37.012 – 50 NEW CANTON WAY (AMAZON)

WHEREAS, in connection with the proposed construction of the conversion of a portion of the existing employee parking area into 111 trailer parking spaces and modify associated drive aisles to the property at Block 41, Lots 14.011, 36.01 & 37.012 at 50 New Canton Way, NPSG Built, LLC on behalf of Amazon.com Services, LLC is posting with the Township certain performance and inspection guarantees; and

WHEREAS, NPSG Built, LLC posted Bond No. 30286539 in the amount of $173,023.88, as the 90% bond portion of the performance guarantees for landscape perimeter and soil erosion/stabilization; and

WHEREAS, NPSG Built, LLC posted check no. 1261 in the amount of $19,224.87 representing the 10% cash guarantee portion of the landscape (perimeter) and soil erosion/stabilization performance guarantees; and

WHEREAS, NPSG Built, LLC also posted check no. 1260 in the amount of $100,972.41 representing 100% of the inspection escrow; and

WHEREAS, the Performance Guarantees and inspection fees submitted are in accordance with the Township Engineer's estimate;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby accepts the Performance Guarantees and inspection fees as posted by NPSG Built, LLC on behalf of Amazon.com Services, LLC in connection with the aforementioned project.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to NPSG Built, LLC, Amazon.com Services, 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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12C

ACCEPTING PERFORMANCE GUARANTEES
PIKE TELECOM & RENEWABLES FOR VERIZON NJ INC.
WITMER WAY, OAKTON COURT, BROOKSHIRE DRIVE - ROAD OPENING

WHEREAS, Pike Telecom & Renewables for Verizon NJ Inc. on behalf of Verizon New Jersey Incorporated has posted check no. 0001014342 in the amount of $250.00 representing the performance guarantees requirement for a Road Opening Permit at Witmer Way, Oakton Court and Brookshire Drive; and

WHEREAS, the performance guarantees submitted are in accordance with the Engineer's estimate.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby accepts the performance guarantees as posted from Pike Telecom & Renewables for Verizon NJ Inc. on behalf of Verizon New Jersey Incorporated.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to Pike Telecom & Renewables for Verizon NJ Inc. 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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12D

RESOLUTION AUTHORIZNG AN ACCESS AGREEMENT BETWEEN THE TOWNSHIP AND PENNMARK FOXMOOR HOLDINGS, LLC - 1001-91 WASHINGTON BOULEVARD

WHEREAS, Pennmark Foxmoor Holdings, LLC having an address at 1000 Germantown Pike, Plymouth Meeting, Pennsylvania 19462 ("Owner") is the owner of that certain improved real property located in the State of New Jersey, commonly referred to as 1001-91 Washington Boulevard, Robbinsville New Jersey, 08691 (Block 4.01; Lot 243 on the tax map of the Township of Robbinsville (the "Property"); and

WHEREAS, it is necessary for the Township to enter into Access Agreements with the Owner to install and maintain, at the Township's sole expense, its Packetalk Outdoor HD camera(s) on Owner's Property; and

WHEREAS, the Mayor and Township Council believe the Agreement is in the best interest of the Township and the residents of Robbinsville Township to enter into said access agreements for the purposes set forth herein and wish to memorialize same by way of resolution;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that it does hereby authorize the Township to enter into Access Agreements with the Owner for the purposes set forth herein and that the Mayor, his designee, and Township Clerk be and are hereby authorized to execute such Access Agreements, subject to review and approval of the Municipal Attorney.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
12E

RESOLUTION AUTHORIZING THE TOWNSHIP OF ROBBINSVILLE'S APPLICATION FOR CERTIFICATION AS AN ELIGIBLE ORGANIZATION WITH THE DIVISION OF FIRE SAFETY AND APPOINTING AN AUTHORIZED SIGNATORY FOR THE FIREFIGHTER CERTIFICATION PROGRAM

WHEREAS, pursuant to the Uniform Fire Safety Act and related legislation, N.J.S.A. 52:27D-25a *et seq*., Chapter 73 (Standards for Fire Service Training and Certification) of the New Jersey Administrative Code established an education and training program and the development of certification requirements of all members of the fire service, including firefighters, and officers engaged in, or to be engaged in, fire suppression activities, all fire service instructors, and fire investigators; and

WHEREAS, pursuant to these regulations, the State of New Jersey has created a voluntary program to certify firefighters on a local level through the Department of Community Affairs ("DCA"), Division of Fire Safety; and

WHEREAS, the Division of Fire Safety is currently accepting applications from municipalities seeking designation as an "eligible organization" to offer courses or modules which meet the requirements of Chapter 73 of the Administrative Code; and

WHEREAS, in accordance with N.J.A.C. 5:73-1.4, an "eligible organization" means a fire department or district, a combination of fire departments or districts, a fire brigade, an institution of higher learning, the New Jersey State Fire College or a recognized governmental entity; and

WHEREAS, upon being designated as an "eligible organization" capable of providing the aforementioned certification program, the Township of Robbinsville can thereafter be issued an Eligible Organization Number which will permit the Township to conduct fire service certified training at the local level; and

WHEREAS, the Township of Robbinsville has reviewed and determined that it should participate in this program for the health, safety and welfare of its residents; and

WHEREAS, in addition, the State requires the governing body of an eligible organization seeking to participate in the program to name an individual or individuals authorized to sign documents and to act as its liaison; and

WHEREAS, the Township hereby appoints Lieutenant Scott Kivet to serve as authorized signatory and act as the Township's liaison vested with the authority to execute any and all documents necessary to implement the Firefighter Certification Program;

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that it hereby authorizes the application to the Department of Community Affairs ("DCA") for certification status with the Division of Fire Safety for the Township of Robbinsville.

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

BE IT FURTHER RESOLVED that Lieutenant Scott Kivet is hereby appointed as the Authorized Signatory to sign any documents necessary to implement the Firefighter Certification Program in the Township of Robbinsville.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12F

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, STATE OF NEW JERSEY, CONDITIONALLY-DESIGNATING "GB7, LLC D/B/A 7 BREW" AND/OR ITS SUCCESSORS AND ASSIGNS AS REDEVELOPER FOR A PORTION OF THE TOWN CENTER SOUTH REDEVELOPMENT AREA, SPECIFICALLY BLOCK 1, LOTS 12 & 13 ON THE TAX MAP OF THE TOWNSHIP OF ROBBINSVILLE, AND AUTHORIZING THE REDEVELOPMENT COMMITTEE TO PURSUE THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT- 2331-2333 ROUTE 33

WHEREAS, the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey ("Township") previously solicited proposals for redevelopment of the Town Center South Redevelopment Area pursuant to N.J.S.A. 40A:12A-5 *et seq.*; and

WHEREAS, the Township received an Expression of Interest and concept plan ("Concept Plan") from GB7, LLC d/b/a 7 Brew ("GB7") proposing a redevelopment project for a portion of the Town Center South Redevelopment Area, specifically identified as Block 1, Lots 12 & 13 on the Tax Map of the Township of Robbinsville; and

WHEREAS, the Township Administration has met with representatives of GB7 and discussed the Concept Plan, which the Administration believes would further the goals and objectives of the Town Center South Redevelopment Plan, Town Center South Redevelopment Area ("The Amended and Restated Town Center South Redevelopment Plan"); and

WHEREAS, based upon its consideration of the above, the Council has determined to conditionally-designate GB7, LLC d/b/a 7 Brew and/or its successors and assigns as redeveloper for Block 1, Lots 12 & 13 of the Town Center South Redevelopment Area pursuant to the general terms and concepts in the Concept Plan, subject to further review of GB7 's plans to construct and finance the Concept Plan and the negotiation and execution of a redevelopment agreement setting forth the respective rights and obligations of the parties in connection with such redevelopment;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that GB7, LLC d/b/a 7 Brew and/or its successors and assigns is hereby conditionally-designated as the redeveloper for Block 1, Lots 12 & 13 of the Town Center South Redevelopment Area, as identified above, pursuant to the Town Center South Redevelopment Plan.

BE IT FURTHER RESOLVED that the Redevelopment Committee is hereby authorized to conduct further due diligence into the Concept Plan and the financing thereof and to engage in negotiations for a redevelopment agreement with GB7, LLC d/b/a 7 Brew and/or its successors and assigns, such redevelopment agreement being subject to review and approval by resolution of the Township Council.

BE IT FURTHER RESOLVED that for a period of one hundred twenty (120) days from the date of this Resolution, the Township shall not solicit any other redevelopment proposals for

DRAFT

the property proposed for development under the Concept Plan and shall engage in exclusive negotiations with GB7, LLC d/b/a 7 Brew and/or its successors and assigns.

BE IT FURTHER RESOLVED if the Redevelopment Committee is unable to successfully negotiate a satisfactory redevelopment agreement that meets all of the requirements and expectations of the Town Center South Redevelopment Plan and the Committee, and any other requirements and expectations to reasonably assure the successful completion of the Concept Plan, and present such proposed redevelopment agreement to the Township Council within one hundred twenty (120) days from the date hereof, the Redevelopment Committee shall, prior to the expiration of such one hundred twenty (120) days, report the status of the negotiations to the Council and make recommendation to the Council, based upon which the Council shall determine, in its sole discretion, to either (a) extend the time for such negotiations for a reasonable period of time, if such extension is deemed likely to result in a satisfactory agreement, or (b) cease such negotiations and de-designate GB7, LLC d/b/a 7 Brew and/or its successors and assigns as a redeveloper for Block 1, Lots 12 & 13 of the Town Center South Redevelopment Area.

BE IT FURTHER RESOLVED that this designation shall not be deemed to vest or secure any right or interest in the Redevelopment Area properties or any development thereof to GB7, LLC d/b/a 7 Brew and/or its successors and assigns absent an executed redevelopment agreement setting forth any such rights of the parties.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

126

CHAPTER 159 RESOLUTION
COUNTY OF MERCER TRAILS GRANT – MIRY RUN TRAILS PROJECT
PHASES III-V ENVIRONMENTAL PERMITTING

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 item of revenue in the budget of any county or municipality when such item shall have been made available 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 an item of appropriation for an equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township of Robbinsville, County of Mercer, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of $50,000.00 which item is now available as a revenue from the County of Mercer, for the "Miry Run Trails Project - Phases III-V Environmental Permitting" grant pursuant to the provision of the statute.

BE IT FURTHER RESOLVED that the like sum of $50,000.00 be hereby appropriated under the caption of "Miry Run Trails Project - Phases III-V Environmental Permitting" grant. This grant requires a $50,000 match, which has been authorized from the Township's Open Space Trust Fund.

BE IT FURTHER RESOLVED that two certified copies of this resolution be forwarded to the Director of the Division of Local Government Services, the Director of Community Development and the Chief Financial Officer.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

Approved:
Director, Division of Local Government Services

_____
Duly Appointed Designee

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12H

AUTHORIZING MEMORANDUM OF AGREEMENT - COLLECTIVE BARGAINING AGREEMENT WITH SOA LOCAL 344

WHEREAS, the Township of Robbinsville ("Township") and Superior Officer Association of Robbinsville Township, PBA Local 344 ("SOA Local 344") have been in negotiations for a successor collective bargaining agreement; and

WHEREAS, pursuant to those negotiations the Township and SOA Local 344 have reached a Memorandum of Agreement, attached hereto and incorporated herein, concerning the terms and conditions of employment for Robbinsville employees represented by SOA Local 344; and

WHEREAS, the successor collective bargaining agreement will be effective from January 1, 2026, to December 31, 2028; and

WHEREAS, Township Administration has recommended ratification of the Memorandum of Agreement reached with SOA Local 344; and

WHEREAS, the Township Council having reviewed the Memorandum of Agreement and finding ratification of the Agreement is in the best interests of the Township;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that it hereby ratifies and accepts the Memorandum of Agreement by and between the Township of Robbinsville and SOA Local 344 covering the terms and conditions of their employment entered into by and between the Township of Robbinsville and Robbinsville SOA Local 344.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the collective bargaining agreement by and between the Township of Robbinsville and SOA Local 344 consistent with the Memorandum of Agreement.

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 November 12, 2026.

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Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
121

RESOLUTION TO AWARD CONTRACTS TO EMBRIGHT EDUCATION FOR EDUCATIONAL PROGRAMMING WITHIN THE ROBBINSVILLE SCHOOL DISTRICT – 2026-2027 SCHOOL YEAR

WHEREAS, the Township of Robbinsville desires to use its Opioid Settlement Funds and other dedicated funds to pay for various approved programs in the Robbinsville Township schools; and

WHEREAS, pursuant to the New Jersey Local Public Contracts Law the Township sought multiple quotes for such services in accord with N.J.S.A. 40A:11-6.1; and

WHEREAS, Embright Education, a NJ non-profit corporation, located at 535 East Franklin Street, Hamilton, New Jersey 08610 ("Embright"), has provided the quote that is most advantageous to the Township, price and other factors considered, with a total proposal of $28,800.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose in account numbers 6-01-55-900-018-001 ($22,500.00) and 6-01-55-900-019-001 ($6,300.00);

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the Embright Education proposal of $28,800.00 is hereby approved and the Mayor, or his designee, is hereby authorized to execute the contracts between the Township of Robbinsville and Embright Education.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Embright Education, the Department of Finance and 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 November 12, 2026.

Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
125

RESOLUTION AMENDING RESOLUTION 2026-170 AND APPROVING CHANGE ORDER NO. 1 - SHARON MEWS & HIBISCUS LANE PROJECT RICHARD T. BARRETT PAVING CO., INC.

WHEREAS, on May 28, 2026, pursuant to Resolution 2026-170, the Township of Robbinsville awarded a paving contract to Richard T. Barrett Paving Co., Inc. for the roadway improvements of Sharon Mews and Hibiscus Lane; and

WHEREAS, the Contract awarded to Richard T. Barrett Paving Co., Inc. was in the amount of base bid of $297,451.00; and

WHEREAS, due to a calculation error the Director of Community Development is recommending decreasing the base bid amount by $72.00 for a total not to exceed amount of $297,379.00; and

WHEREAS, the Director of Community Development has requested a Change Order to the contract to address as-built measurements, item quantities and costs, decreasing the contract amount by $18,021.60 (a 6.06% decrease to the contract); and

WHEREAS, the Local Public Contracts Law Rules, specifically N.J.A.C. 5:30-11.3a(1) provides that the governing body may issue change orders that do not increase or decrease the contract amount by more than 20%; and

WHEREAS, the total final amount of the contract is $279,357.40; and

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, does hereby authorize Change Order No. 1 to the contract with Richard T. Barrett Paving Co., Inc. for the Sharon Mews and Hibiscus Lane Roadway Improvements Project as stated above, and the appropriate Township Officials are hereby authorized to execute the Change Order.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Richard T. Barrett Paving Co., Inc., the Purchasing Agent, Department of Finance, and Department of Community Development.

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 November 12, 2026.

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Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12K

RESOLUTION APPROVING CHANGE ORDER NO. 1
ROADWAY IMPROVEMENTS - HIGHLANDS AT WALKERS RUN PROJECT
MECO, INC.

WHEREAS, on May 28, 2026, pursuant to Resolution 2026-171, the Township of Robbinsville awarded a paving contract to Meco, Inc. for the roadway improvements of Highlands at Walkers Run Project; and

WHEREAS, the Contract awarded to Meco, Inc. was in the amount of base bid of $222,463.50; and

WHEREAS, the Director of Community Development has requested a Change Order to the contract to address as-built measurements, item quantities and costs, increasing the contract amount by $7,015.17 (a 3.15% increase to the contract); and

WHEREAS, the Local Public Contracts Law Rules, specifically N.J.A.C. 5:30-11.3a(1) provides that the governing body may issue change orders that do not increase or decrease the contract amount by more than 20%; and

WHEREAS, the total final amount of the contract is $229,478.67; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this additional amount in account number C-04-00-901-914-101 ($7,015.17) and has previously certified that funds were available in account number C-04-00-901-914-101 ($222,463.50);

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, does hereby authorize Change Order No. 1 to the contract with Meco, Inc. for the roadway improvements of Highlands at Walkers Run Project as stated above, and the appropriate Township Officials are hereby authorized to execute the Change Order.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Meco, Inc., the Purchasing Agent, Department of Finance, and Department of Community Development.

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 November 12, 2026.

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Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12L

RESOLUTION APPROVING CHANGE ORDER NO. 1
ROADWAY IMPROVEMENTS – WINDSOR MEADOWS
MECO, INC.

WHEREAS, on May 28, 2026, pursuant to Resolution 2026-172, the Township of Robbinsville awarded a paving contract to Meco, Inc. for the roadway improvements of Windsor Meadows; and

WHEREAS, the Contract awarded to Meco, Inc. was in the amount of base bid of $629,540.25; and

WHEREAS, the Director of Community Development has requested a Change Order to the contract to address as-built measurements, item quantities and costs, increasing the contract amount by $10,377.03 (a 1.65 % increase to the contract); and

WHEREAS, the Local Public Contracts Law Rules, specifically N.J.A.C. 5:30-11.3a(1) provides that the governing body may issue change orders that do not increase or decrease the contract amount by more than 20%; and

WHEREAS, the total final amount of the contract is $639,917.28; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this additional mount in account number C-04-00-901-914-101 ($10,377.03) and has previously certified that funds were available in account numbers C-04-00-901-914-101 ($385,932.66) and C-04-00-901-914-109 ($243,607.59);

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, does hereby authorize Change Order No. 1 to the contract with Meco, Inc. for the roadway improvements of Windsor Meadows Project as stated above, and the appropriate Township Officials are hereby authorized to execute the Change Order.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to Meco, Inc., the Purchasing Agent, Department of Finance, and Department of Community Development.

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 November 12, 2026.

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Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
12M

RESOLUTION AMENDING RESOLUTION 2025-335 AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR SPECIAL TAX APPEAL COUNSEL – CARLIN, WARD, ASH & HEIART

WHEREAS, on December 18, 2025, pursuant to Resolution 2025-335, the Township of Robbinsville authorized a fair and open Professional Services Agreement for Special Tax Appeal Counsel; and

WHEREAS, in accordance with the executive powers granted to him pursuant to N.J.S.A. 40:69A-40, included within the Faulkner Act, the Mayor has negotiated a contract, subject to Township Council approval of Carlin, Ward, Ash & Heiart, LLC for the provision of the aforementioned services in an amount of $200/hour (Attorneys) and $95/hour (Paralegals), not to exceed $35,000.00 as per the RFP received on December 3, 2025; and

WHEREAS, the term of this Agreement shall be from January 1, 2026 to December 31, 2026 or until completion of the project or until the Mayor determines that the Contractor's services are no longer required, whichever occurs first; and

WHEREAS, the Chief Financial Officer certified that funds are available for the above-mentioned services in account number 6-01-20-155-000-227 Legal Services OE pending the adoption of the 2026 Municipal Budget; and

WHEREAS, the services to be provided are a "Professional Services" pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1, *et seq.*; and

WHEREAS, this contract was awarded as a fair and open contract in accordance with the requirements of N.J.S.A. 19:44A-20.4 et. seq.

WHEREAS, the need exists to amend this contract to reduce the not to exceed amount by $10,000.00 making the total not to exceed amount $25,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey that it does hereby approve of the amend contract presented by and between the Township of Robbinsville and Michael Ash, Esq. of Carlin, Ward, Ash & Heiart, LLC to provide the above-mentioned services.

BE IT FURTHER RESOLVED that the Determination of Value be placed on file with this resolution.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12n

RESOLUTION AUTHORIZING AN AMENDED PROFESSIONAL SERVICES AGREEMENT FOR BOND COUNSEL

WHEREAS, on December 18, 2025, pursuant to resolution 2025-329, the Township Council of the Township of Robbinsville authorized a Professional Services Agreement for a Bond Counsel; and

WHEREAS, in accordance with the executive powers granted to him pursuant to N.J.S.A. 40:69A-40, the Mayor has negotiated a contract, subject to Township Council approval, with Malamut & Associates, LLC, for the provision of the aforementioned services in an amount of $205/hour for Attorneys and other hourly rates as per the RFP received on December 3, 2025, not to exceed $20,000; and

WHEREAS, the term of this Agreement shall be from January 1, 2026, to December 31, 2026, or until completion of the project or until the Mayor determines that the Contractor's services are no longer required, whichever occurs first; and

WHEREAS, the need exists to amend this contract to reduce the not to exceed amount by $6,500.00 making the total not to exceed amount to $13,500.00; and

WHEREAS, the Chief Financial Officer has previously certified that funds are available for this purpose in account numbers 6-01-20-155-000-227 ($15,000) and 6-07-55-502-000-227 ($5,000), pending the availability of funds committed in the 2026 Annual Municipal Budget and in Capital Ordinances as needed and as are available; and

WHEREAS, the Chief Financial Officer has amended the certification of funds to reflect the $6,500.00 decrease of funds in account number 6-01-20-155-000-227 ($8,500.00); and

WHEREAS, the services to be provided are a "Professional Services" pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1*, et seq.*; and

WHEREAS, this contract was awarded as a fair and open contract in accordance with the requirements of N.J.S.A. 19:44A-20.4 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey that it does hereby approve of the amended contract presented by the Township of Robbinsville and Malamut & Associates, LLC, to provide the above-mentioned services.

BE IT FURTHER RESOLVED that the Determination of Value be placed on file with this Resolution.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-295

120

RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT FOR UNIFORM CONSTRUCTION CODE ACT FIRE SUBCODE PLAN REVIEW AND INSPECTION SERVICES BETWEEN THE TOWNSHIP OF ROBBINSVILLE AND TOWNSHIP OF HAMILTON

WHEREAS, the *Uniform Shared Services and Consolidation Act,* N.J.S.A. 40A:65-1 *et seq.* (the "Act"), permits local units of this State to enter into a shared services agreement 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 under the Uniform Construction Code, including plan reviews and inspections, as required by N.J.S.A. 52:27D-119 *et seq.*, and the regulations promulgated pursuant thereto (the "UCC Services"); and

WHEREAS, Hamilton is in need of the provision of UCC Fire Subcode Plan Review and Inspection Services ("Fire Subcode Services"); and

WHEREAS, Robbinsville is willing to assist Hamilton by permitting designated personnel to provide the needed Fire Subcode Services; and

WHEREAS, in the spirit of inter-municipal cooperation, and in furtherance of the principles underlying the Act, Robbinsville and Hamilton (collectively the "Parties") have negotiated an Agreement, attached hereto and made part hereof, for the provision of Fire Subcode Services by Robbinsville to Hamilton; and

WHEREAS, the initial term of this Agreement shall be from November 30, 2026, until December 31, 2031, with one (1) five (5) year option to extend the Agreement upon mutual written agreement between the Parties; and

WHEREAS, 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 Shared Services Agreement between the Township of Hamilton and the Township of Robbinsville for the provision of Uniform Construction Code Act Fire Subcode Services by Robbinsville to Hamilton is authorized and accepted and the proper officials of the Township of Robbinsville are authorized to execute said Agreement.

BE IT FURTHER RESOLVED that the Agreement shall take effect upon the execution of the Agreement by the parties in accordance with N.J.S.A. 40A:65-1 *et seq.*

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 as per N.J.S.A. 40A:65-4(3)b.

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-295

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Chief Financial Officer, the Robbinsville Township Construction Official, and the Township of Hamilton.

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 November 12, 2026.

_____
Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

12P

RESOLUTION AMENDING CAPITAL BUDGET

WHEREAS, the capital budget for the year 2026 was adopted on the 11th day of June 2026; and

WHEREAS, it is desired to further amend said adopted capital budget section.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, that the attached amendment(s) to the adopted capital budget section be made:

TO ADD
CAPITAL BUDGET (Current Year Action)
2026

			PLANNED FUNDING SERVICES FOR CURRENT YEAR 2017						
1	2	3	4	5a	5b	5c	5d	5e	6
			AMOUNTS						To Be
		ESTIMATED	RESERVED	2026	Capital		Grants in Aid		Funded In
	PROJECT	TOTAL	IN PRIOR	Budget	Improvement	Capital	and Other	Debt	Future
PROJECT TITLE	NUMBER	COST	YEARS	Appropriations	Fund	Surplus	Funds	Authorized	Years
General Capital Improvements:									
Engine Rebuild of Fire Apparatus (Squad 401)	13	$54,816.00				$54,816.00			
Total 2026 Capital Budget		**$39,842,973.81**	**$0.00**	**$0.00**	**$88,725.72**	**$81.166.00**	**$0.00**	**$4,180,833.97**	**$35,492,248.12**

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TO ADD
6 YEAR CAPITAL PROGRAM 2026-2031
ANTICIPATED PROJECT SCHEDULE AND FUNDING REQUIREMENTS

				Funding Amounts Per Budget Year					
1	2	3	4	5a	5b	5c	5d	5e	5f
		ESTIMATED	ESTIMATED						
	PROJECT	TOTAL	COMPLETION						
PROJECT TITLE	NUMBER	COST	TIME	2026	2027	2028	2029	2030	2031
General Capital Improvements:									
Engine Rebuild of Fire Apparatus (Squad 401)	13	$54,816.00		$54,816.00					
Total 2026-2031 Capital Programs		**$39,842,973.81**	xxxxxxxxxxxxxx	**$6,383,680.41**	**$6,644,816.28**	**$6,555,747.50**	**$5,338,074.37**	**$7,215,877.61**	**$7,704,777.64**

TO ADD
6 YEAR CAPITAL PROGRAM 2026-2031
SUMMARY OF ANTICIPATED FUNDING SOURCES AND AMOUNTS

1	2	3a	3b	4	5	6	7a	7b	7c
		Budget Appropriation						Bonds & Notes	
				Capital		Grants In			
	ESTIMATED	Current	Future	Improvement	Capital	Aid and		Self	
PROJECT TITLE	TOTAL COST	Year 2026	Years	Fund	Surplus	Other Funds	General	Liquidating	Assessment
General Capital Improvements:									
Engine Rebuild of Fire Apparatus (Squad 401)	$54,816.00				$54,816.00				
Total 2026-2031 Capital Programs	**$39,842,973.81**	**$0.00**	**$0.00**	**$1,988,090.39**	**$54,816.00**	**$2,565,000.00**	**$35,208,717.42**	**$0.00**	**$0.00**

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-

Recorded Vote:
Ayes:
Nays:
Abstentions:
Absent:

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 November 12, 2026.

Alicia Gonzalez, Municipal Clerk

DRAFT

Township of Robbinsville
County of Mercer

Resolution 2026-
129

RESOLUTION AUTHORIZING APPROPRIATION TRANSFERS

WHEREAS, N.J.S.A. 40A:4-58 provides for appropriation transfers during the last (2) months of any fiscal year when it has been determined that it is necessary to expend for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore, and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, no less than two-thirds of the full majority concurring, that the Finance Officer is hereby authorized to make transfers among the 2026 budget appropriations in accordance with the following schedule:

CURRENT FUND

TRANSFER FROM

6-01-20-100-000-101	ADMINISTRATION – S&W	29,000.00
6-01-20-100-000-221	ADMINISTRATION - OE	400.00
6-01-20-100-000-228	ADMINISTRATION – OE	1,000.00
6-01-20-100-000-241	ADMINISTRATION -OE	365.00
6-01-20-100-000-242	ADMINISTRATION- OE	2,000.00
6-01-20-100-000-299	ADMINISTRATION- OE	400.00
6-01-20-110-000-223	COUNCIL- OE	800.00
6-01-20-110-000-233	COUNCIL-OE	100.00
6-01-20-110-000-236	COUNCIL -OE	300.00
6-01-26-110-000-242	COUNCIL-OE	200.00
6-01-20-110-001-101	MAYOR - S&W	10,800.00
6-01-20-110-001-223	MAYOR- OE	3,200.00
6-01-20-110-001-236	MAYOR- OE	850.00
6-01-20-110-001-258	MAYOR-OE	325.00
6-01-20-110-001-299	MAYOR-OE	3,000.00
6-01-20-120-000-101	CLERK- S&W	9 ,900.00
6-01-20-120-000-221	CLERK-OE	250.00
6-01-20-120-000-223	CLERK-OE	100.00
6-01-20-120-000-244	CLERK-OE	115.00
6-01-20-130-000-228	FINANCE – OE	10,000.00
6-01-20-140-000-259	DATA PROCESSING -OE	15,000.00
6-01-20-150-000-228	TAX ASSESSMENT- OE	5,000.00
6-01-20-155-000-227	LEGAL SERVICES- OE	10,000.00
6-01-20-155-000-241	LEGAL SERVICES -OE	1,000.00
6-01-22-200-000-101	CODE ENFORCEMENT-S&W	4,500.00
6-01-22-200-000-228	CODE ENFORCEMENT- OE	10,000.00
6-01-23-220-000-289	GROUP INSURANCE- OE	20,000.00
6-01-23-220-000-295	GROUP INSURANCE- OE	10.000.00
6-01-23-220-000-296	GROUP INSURANCE- OE	20,000.00
6-01-25-240-000-276	POLICE- OE	5,000.00
6-01-25-265-000-103	FIRE- S&W	19,000.00
6-01-25-275-000-228	MUNICIPAL PROSECUTOR - OE	5,225.00
6-01-26-300-000-258	SNOW-OE	20,000.00

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6-01-26-305-000-101	SOLID WASTE – S&W	30,000.00
6-01-26-310-000-299	BUILDINGS & GROUNDS - OE	10,000.00
6-01-26-311-000-224	NEWTOWN VILLAGE -OE	2,150.00
6-01-26-311-000-229	NEWTOWN VILLAGE- OE	500.00
6-01-26-315-000-101	VEHICLE MAINT. – S&W	7,400.00
6-01-27-330-000-223	PUBLIC HEALTH- OE	120.00
6-01-27-330-000-244	PUBLIC HEALTH- OE	100.00
6-01-28-370-000-101	RECREATION – S&W	3,500.00
6-01-28-370-000-241	RECREATION - OE	600.00
6-01-28-370-000-242	RECREATION - OE	400.00
6-01-28-370-001-266	RECREATION- OE	2,000.00
6-01-28-305-000-103	SENIOR CENTER – S&W	3,500.00
6-01-30-420-000-228	CELEBRATION PUBLIC EVENTS OE	14,000.00
6-01-30-425-000-299	PAYROLL ADJUSTMENT ACCOUNT - OE	15,000.00
6-01-30-428-000-258	CENTRAL SERVICES – OE	2,500.00
6-01-31-435-000-271	STREET LIGHTING - OE	10,000.00
6-01-36-472-000-298	SOCIAL SECURITY - OE	40,000.00
6-01-43-490-000-223	MUNICIPAL COURT - OE	1,500.00
6-01-43-495-000-228	PUBLIC DEFENDER - OE	7,500.00
		$368,600.00

TRANSFER TO

6-01-20-130-000-101	FINANCE – S&W	1,400.00
6-01-20-165-000-101	ENGINEERING – S&W	5,600.00
6-01-21-181-000-101	LAND USE – S&W	2,700.00
6-01-25-240-000-234	POLICE - OE	1,000.00
6-01-25-250-000-101	DISPATCH – S&W	129,000.00
6-01-25-268-000-101	EMS – S&W	32,000.00
6-01-26-290-000-101	STREETS & ROADS- S&W	5,300.00
6-01-26-310-000-101	BUILDINGS & GROUNDS- S&W	14,300.00
6-01-26-315-000-225	VEHICLE MAINTENANCE – OE	7,500.00
6-01-31-430-000-271	ELECTRICITY - OE	143,300.00
6-01-31-460-000-274	WATER – OE	2,600.00
6-01-31-460-000-274	GASOLINE-OE	15,000.00
6-01-43-490-000-102	COURT – S&W	8,900.00
		$368,600.00

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 November 12, 2026.

Alicia Gonzalez, Municipal Clerk

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