



Robbinsville Township Council Regular Meeting Agenda
July 9, 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 – June 11, 2026
 - b. Regular Meeting – June 25, 2026
- 6. Release of Executive Session Minutes (none)**
- 7. Reports of Council Members**
- 8. Reports of Administrator/Mayor**
 - a. Report of Note Sale - CFO
- 9. Public Comment**
- 10. Ordinances – Introduction**
 - a. Amending Chapter 142 – Land Use (ph 7/30/26)
This Ordinance is required to amend Chapter 142 entitled “Land Use” of the Code of the Township of Robbinsville by removing Section 16B(4) – public and parochial schools and colleges for academic instruction on a minimum of five acres as a principle permitted use in the R1.5 Low Density Residential District.
 - b. Amending “Gordon-Simpson Tract” Redevelopment Plan (ph 7/30/26)
This Ordinance changes the maximum building height from 35’ to 45’ in the Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area.
 - c. Amending Chapter 88 – Cannabis (ph 7/30/26)
This Ordinance will amend Chapter 88 entitled “Cannabis” of the Township Code to amend sections 88-5(b)(2), 88-5D, 88-5D(1) and 88-F(4).
- 11. Ordinances – Public Hearing**
 - a. 2026-18 General Capital Improvement Bond Ordinance
A General Capital bond ordinance is necessary in order to appropriate \$1,699,515.00 from the Township’s 2026 General Capital budget for various general capital improvements.
 - b. 2026-19 Sewer Capital Bond Ordinance
A Sewer Capital bond ordinance is necessary in order to appropriate \$2,575,000.00 from the Township’s 2026 Sewer Capital budget for various sewer capital improvements.
 - c. 2026-20 Amending Chapter 7 - Traffic
This Ordinance is necessary to amend Chapter 7 entitled “Traffic” of the Township Code to prohibit street parking along Sharon Mews Drive between Sharon Road and Francis Court and Sharon Road and Abby Court.
- 12. Resolutions**
 - a. Professional Services Agreement for Engineering Services to Princeton Hydro, LLC (\$21,800)
 - b. Accept Performance Guarantee for Soil Importation and Disturbance Permit – 1103 Route 130, LLC

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

- c. Accept Performance Guarantee for Road Opening Permit 2026-06 – PSE&G – 356 Gordon Road
- d. Cancellation of Property Taxes and Sewer – Block 11, Lot 1.01 - S. Main Street and Block 12, Lot 1.01 - 29 Church Street
- e. Adopting a Policy Regarding Presentations Before the Robbinsville Township Council
- f. Authorizing Contract for Rectangular Rapid Flashing Beacons Through the Somerset County Co-Op (\$65,448.96)
- g. Award a Required Disclosure Contract to ACT Engineers for Surveying Services (\$4,200)
- h. Chapter 159 – NJDEP Recycling Tonnage Grant (\$145,610.12)
- i. Authorizing 2026-2027 Liquor License Renewals
- j. Appointing Administrative Assistant / Alternate Deputy Registrar – Elizabeth Johnson-Re
- k. Authorizing an Amended Redevelopment Agreement with Sharbell Gordon, LLC as Redeveloper for a Portion of the Route 130 South Redevelopment Area – Block 21, Lot 27.011 – 211 Gordon Road

13. Payment of Bills

14. Discussion Items

15. Executive Session

16. Adjournment

7/2/26

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

10A

**ORDINANCE AMENDING CHAPTER 142 OF THE CODE OF THE
TOWNSHIP OF ROBBINSVILLE ENTITLED "LAND USE" SPECIFICALLY
CHAPTER 142-16 ENTITLED "R1.5 LOW DENSITY RESIDENTIAL DISTRICT"**

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.

§ 142-16 R1.5 Low Density Residential District.

A. Preamble. The district is a transition to the medium-density zones from lower-density districts and recognizes, in part, the existing land use patterns and coordinates future land use with public sewer and water service. This zone requires that public water and sewer be utilized.

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B. Principal permitted uses on the land and in buildings:

- (1) Greenhouses are a permitted accessory use and structure, provided that the aggregate square footage of all structures situated on the site does not exceed 55,000 square feet or 15% coverage of the total lot area, whichever is less, and only on lots of five acres or more.

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- ~~(4) Public and parochial schools and colleges for academic instruction on a minimum of five acres.~~

- (54) Cluster residential development in accordance with the provisions of this chapter.

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.

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

SECTION 4.

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.

SECTION 5.

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

SECTION 6.

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.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

**AN ORDINANCE AMENDING THE “GORDON-SIMPSON TRACT
REDEVELOPMENT PLAN – ROUTE 130 SOUTH REDEVELOPMENT AREA,
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY”**

WHEREAS, on March 9, 2023, the Township Council adopted the “Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area” (the “Gordon-Simpson Redevelopment Area”) by Ordinance No. 2023-13; and

WHEREAS, the Township Council now wishes to amend the Gordon-Simpson Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Township Council prepared an amendment to the Gordon-Simpson Redevelopment Plan and referred it to the Robbinsville Land Use Board for its recommendations; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), such amendments to the Gordon-Simpson Redevelopment Plan were referred to the Robbinsville Township Land Use Board for its finding of consistency with the Township’s 2020 Comprehensive Master Plan Update as well as other recommendations the board may wish to provide; and

WHEREAS, the Township Council has reviewed and accepts the findings and recommendations of the Robbinsville Township Land Use Board and finds that the adoption of the amendments to the Gordon-Simpson Redevelopment Plan will be in the best interests of the Township of Robbinsville, is consistent with the Township Master Plan, and will facilitate appropriate rehabilitation, redevelopment and revitalization of the Route 130 South Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Township Council of the Township of Robbinsville as follows:

Section 1. The Block 1 Redevelopment Plan is hereby amended as follows [added portion is underlined; deleted portion has strikethrough]:

8.1.1 PARCELIZATION PLAN

8.1.1 This Parcelization Plan establishes Redevelopment Parcels of approximate sizes as follows:

- Stacked Townhouse Redevelopment Parcel: 16.81 acres;
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- Commercial Redevelopment Parcel: 2.58 3.80 acres (Lot 27.021, Block 21).
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8.2.3 APARTMENT REDEVELOPMENT PARCEL

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C. Building Limit Controls

Buildings shall generally be oriented toward Gordon Road or toward each other. Corner buildings shall present an aesthetically pleasing elevation along each right-of-way.

The following site and building controls shall be flexibly interpreted in order to achieve the design goals of this Redevelopment Plan.

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Category		Regulation
Minimum Parcel Size		No Minimum Established This Redevelopment Parcel shall be developed as a single Project site, with existing Geometry constituting Area, Width & Depth.
Minimum Parcel Width		
Minimum Parcel Depth		
Maximum Impervious Surface Coverage		50%
Principal Structures		
Minimum Setback	Route 130	50'
	Gordon Road	30'
	Side Yard	30'
	Rear Yard	40'
Maximum Height	Building	65' (including rooftop amenities & architectural features) 4½ stories
Maximum Residential Density		2068 units / 11.45 acres = 18.17 du/ac
Minimum Distance between Buildings		40', unless permitted / directed otherwise by the Fire Official
Maximum Coverage	Building	20%
Clubhouse, Pool & Recreation Amenities		
Minimum Lot Area		10,000 s.f.
Minimum Lot Width		100'
Minimum Lot Depth		100'
Minimum Size	Building	3,000 s.f.
Maximum Height	Building	25' 1½ Stories
Minimum Distance between Buildings		Same as for Principal Structures
Ancillary Structures		
Maximum Number		1

Maximum Size		1,500 s.f.
Minimum Setbacks	Route 130	Buildings Prohibited
	Gordon Road	
	Side Yard	10'
	Rear Yard	10'
Maximum Building Height		15'
		1½ Stories
Minimum Distance between Buildings		As directed / permitted by the Fire Official

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8.2.4 COMMERCIAL REDEVELOPMENT PARCEL

A. Permitted Principal Uses

1. Retail & Service Activities.

2. Eating and Drinking Establishments, including those which may serve alcoholic beverages, and specialty food and beverage outlets. Service may be dine-in or take-out.

While take-out is permitted in Eating and Drinking Establishments, these restaurants shall be primarily dine-in, and shall be construed to include party rooms / banquet facilities, provided that such rooms / facilities do not exceed 45% of the maximum occupancy of the restaurant's main dining area.

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6. Public, Semi-Public and/or Private Utility Facilities as may be required to service this section of the Township.

7. Medical, Professional, Administrative, General Business or Consulting service offices, and like and similar office uses. Co-working office space is not permitted unless it supports a Permitted Principal Use on the Commercial Redevelopment Parcel.

8. Multiple Principal Uses may be located on the Commercial Redevelopment Parcel provided all such uses are permitted under this §8.2.4 A.

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C. Building Limit Controls

Buildings shall be oriented towards Gordon Road. Buildings located at corners of the Redevelopment Parcel shall present an aesthetically pleasing elevation along each right-of-way.

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CATEGORY		REGULATION
Minimum Lot / Parcel Area		No Minimum Established Each Lot may be developed as a single Project site, with existing Geometry constituting Area, Width & Depth.
Minimum Lot / Parcel Width		
Minimum Lot / Parcel Depth		
Maximum Impervious Surface Coverage		
Principal Structures		
Minimum Setback	Route 130	50'
	Gordon Road	30' ¹
	Side Yard	30'
	Rear Yard	30'
Maximum Building Height		35' 45'
		2½ Stories
Hotels		65'
		4½ Stories
Distance between Buildings		25', unless directed / permitted otherwise by the Fire Official
Maximum Building Coverage		50%
Ancillary Structures		
Maximum Number		1
Maximum Combined Size		500 s.f.
Minimum Setbacks	Route 130	Buildings Prohibited
	Gordon Road	
	Side Yard	10'
	Rear Yard	10'
Distance between Buildings		As directed by the Fire Official
Maximum Building Height		15'
		1½ Stories
Maximum Building Coverage		10%

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Section 2. The Township Council declares and determines that said amendment of the

¹ Including whatever width is necessary to provide the sidewalks required under §9.2.2 herein.

Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the planning, development and rehabilitation within the Township, and specifically the Route 130 South Redevelopment Area, and is otherwise in conformance with N.J.S.A. 12A-1 *et seq.*

Section 3. The Township Council hereby accepts the recommendations of the Robbinsville Planning Board and adopts the attached Amendment to the Redevelopment Plan entitled “Gordon-Simpson Tract Redevelopment Plan – Route 130 South Redevelopment Area” prepared by ARH Associates and is dated March 9, 2023.

Section 4. The Township Zoning Ordinance District Map is amended to include and reflect the changes in the Redevelopment Area boundaries.

Section 5. ARH Associates, the Township’s Redevelopment Planner, is directed to amend the Block 1 Redevelopment Plan documents to conform to this Ordinance.

Section 6. All Ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

Section 7. 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 and the remainder of this ordinance shall be deemed valid and effective.

Section 8. This ordinance shall take effect upon final adoption and publication in accordance with the law.

PASSED:

ADOPTED:

Alicia Gonzalez, Municipal Clerk

Michael J. Todd, Mayor

AN ORDINANCE AMENDING CHAPTER 88 OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE ENTITLED “CANNABIS”

WHEREAS, in 2020, New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of the use of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L.2021, c.16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of cannabis by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 – Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 – Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 – Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 – Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 – Cannabis Retailer license, for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 – Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, due to uncertainties regarding the potential future impacts that allowing one or more of the six marketplace classes of cannabis businesses might have on New Jersey municipalities in general, and the Township of Robbinsville in particular, on July 26, 2021, the Township adopted Ordinance 2021-21, establishing Chapter 88 of the Township Code, entitled “Cannabis”, which prohibited all marketplace classes of cannabis as said terms are defined in Section 3 of P.L.2021, c.16, within the geographic boundaries of the Township of Robbinsville; and

WHEREAS, as the Cannabis Regulatory Commission has promulgated rules and regulations governing recreational cannabis businesses and the experiences of other municipalities that have permitted cannabis businesses within their borders are known, the Township has acted to allow for cannabis cultivation, cannabis manufacturing, and cannabis wholesaling to locate and operate within the OW and PCD Zones, and cannabis retailer and cannabis delivery services to operate within the Old York Road Redevelopment Area within the Township of Robbinsville; and

WHEREAS, the Township Council and the Mayor of the Township of Robbinsville have now determined that, based upon the support and approval of Public Question No. 1 by the voters of Robbinsville Township, as well as the opportunities that will be afforded to the Township's economic base, that it is in the best interests of the Township to allow for cannabis retailer and cannabis delivery services to locate and operate within the Route 130 corridor within the Township of Robbinsville;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that Chapter 88 of the Code of the Township of Robbinsville, entitled Cannabis, is hereby amended as follows:

SECTION 1.

Chapter 88 – Cannabis.

§ 88-1 Purpose.

Notwithstanding any Federal law to the contrary, the purpose of this chapter is to provide the Township with a means to authorize, regulate and govern the location and operation of Cannabis operations within the geographic boundaries of the Township and the number and types of permits and licenses issued in the Township pursuant to the Jack Honig Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq. ("Honig Act") and New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-32 et seq. ("CREAMMA").

§ 88-2 Definitions.

As used in this chapter, the following terms shall have the same meanings that they have in the Acts and as indicated:

CANNABIS

All parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with CREEMMA for use in cannabis products as set forth in that act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to ~~the Honig Act~~ and N.J.S.A. 18A:40-12.22 et seq.; marijuana as defined in N.J.S.A. 2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, N.J.S.A. 2C:35B-1 et seq., or marihuana as defined in N.J.S.A. 24:21-2 and applied to any offense set forth in the "New Jersey Controlled Dangerous Substances Act," N.J.S.A. 24:21-1 et seq.; or hemp or a hemp product cultivated, handled, processed, transported, or

sold pursuant to the “New Jersey Hemp Farming Act,” N.J.S.A. 4:28-6 et seq.

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CANNABIS ITEM

Any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin. “Cannabis item” does not include: any form of medical cannabis dispensed to registered qualifying patients pursuant to ~~the Honig Act~~ and N.J.S.A. 18A:40-12.22 et seq. or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” N.J.S.A. 4:28-6 et seq.

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§ 88-5 Permitting and regulation.

- A. Purpose. This section is enacted to regulate and to implement the provisions of the acts. Permits granted pursuant to this section shall be issued to applicants upon a showing of proof of receipt of a state license/permit granted by the Cannabis Regulatory Commission.
- B. State licenses/permits and Township permits required.
 - 1) To operate a cannabis establishment within the Township, a state license and annual Township permit are required.
 - 2) Class 4 cannabis licensed facilities pursuant to CREAMMA ~~and medical cannabis cultivators, manufacturers, and dispensaries pursuant to the Honig Act~~ are strictly prohibited in the Township.

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- D. A Township Cannabis Advisory Committee (CAC) as appointed below will act as the body for local review for the Township for all cannabis establishments, but the authority and responsibility to activate, suspend and revoke such licenses remains with the Township Council. A Chairperson and Vice Chairperson shall be elected by the Committee membership annually. The CAC shall promulgate rules or bylaws to govern the conduct of its business and submit same, and any revisions thereof, to the Township Attorney and Township Council for their review and approval to ensure alignment with the CAC's purposes. No rules or bylaws, including any revisions thereof, shall take effect until approved by resolution of the Township Council. Under all circumstances in which state law requires communication to the Township by the Cannabis Regulatory Commission or any other state agency with regard to the licensing of cannabis establishments by the state, or in which state law requires any review or approval by the Township of any action taken by the state licensing authority, the exclusive authority for receiving such communications and granting such approvals shall be communicated through the Township Clerk's office upon recommendation by the Township Cannabis Advisory Committee and authorized by the Township's governing body.

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- F. Maximum number of permits.
 - (1) The maximum number of permits in the Township for Class 1 cannabis cultivators licensed under CREAMMA shall be one.

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- (4) The maximum number of permits in the Township for Class 5 cannabis retailers licensed under CREAMMA and the Honig Act shall be ~~one~~ three.

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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, 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 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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AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND RELATED EXPENSES IN AND FOR THE TOWNSHIP, APPROPRIATING \$1,699,515 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$1,614,538 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO FINANCE 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. The several improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Township of Robbinsville, in the County of Mercer, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3 hereof, there is hereby appropriated the respective sums amounting in the aggregate to \$1,699,515, including the aggregate sum of \$84,977, as the several down payments for the improvements or purposes required by the Local Bond Law. Seventy thousand dollars (\$70,000) of the down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets and \$14,977 is being appropriated from the Township's capital surplus.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the several down payments or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$1,614,538 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the bonds or notes are to be issued are as follows:

I. Purpose. Acquisition of office furniture and equipment, including but not limited to a copy machine and meeting room furniture for the fire station, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$28,400
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$26,980
<u>Period or Average Period of Usefulness:</u>	5 years
<u>Amount of Down Payment:</u>	\$1,420

II. Purpose. Acquisition of Equipment for the Police Department, including but not limited to, acquisition of an uplift kit for command vehicle, eight (8) stalker radar units, 2 commercial grade drones, five (5) vehicular cameras and Automatic License Plate Reader units, rifle plates (Personal Protection) and dispatch communication

equipment, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$320,696
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$304,661
<u>Period or Average Period of Usefulness:</u>	9.3 years
<u>Amount of Down Payment:</u>	\$16,035

III. Purpose. Acquisition of Public Works Equipment, including but not limited to, acquisition of pickup truck and compact track loader (New Holland C345 level or equivalent), as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$182,500
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$173,375
<u>Period or Average Period of Usefulness:</u>	8.43 years
<u>Amount of Down Payment:</u>	\$9,125

IV. Purpose. Acquisition of Equipment for Fire Department, including but not limited to, acquisition of communication equipment (5 portable radios and 4 mobile units), five sets of Turnout Gear, mobile data computers (2), extraction equipment and new fire hoses, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$201,957
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$191,859
<u>Period or Average Period of Usefulness:</u>	10.31 years
<u>Amount of Down Payment:</u>	\$10,098

V. Purpose. Acquisition of Equipment for Emergency Medical Services, including but not limited to, acquisition of one (1) Ambulance Power Stretcher, two (2) defibrillators, refurbish and remount A-40 unit on new chassis and upfitting third ambulance unit, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$322,962
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$306,813
<u>Period or Average Period of Usefulness:</u>	6.83 years
<u>Amount of Down Payment:</u>	\$16,149

VI. Purpose. Improvements to Township recreational assets, including but not limited to parking lot and sidewalk improvements to Gordon/Bresnahan fields, interior furnishings for recreational building, and replacement of trash cans at community park, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$188,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$178,600
<u>Period or Average Period of Usefulness:</u>	15 years
<u>Amount of Down Payment:</u>	\$9,400

VII. Improvements to public buildings, including but not limited to, ADA compliant touch centers for senior center bathrooms including electrical work, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$5,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$4,750
<u>Period or Average Period of Usefulness:</u>	9 years
<u>Amount of Down Payment:</u>	\$250

VIII. Improvements to Township infrastructure, including but not limited to the reconstruction and repaving of local roads and renovations, installations and upgrades throughout the Township to roadway markings, sidewalks and curbs, pedestrian crossings, traffic signals, signage and inlet repairs on or near Township roads, permitting surveying and design for various future projects and concrete repairs in Newtown Village, as set forth in a list on file in the office of the Township Clerk, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$325,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$308,750
<u>Period or Average Period of Usefulness:</u>	12.3 years
<u>Amount of Down Payment:</u>	\$16,250

IX. Purpose. Various Capital Improvements, including but not limited to maintenance of public basins at various locations within the Township, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$25,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$23,750
<u>Period or Average Period of Usefulness:</u>	10 years
<u>Amount of Down Payment:</u>	\$1,250

X. Acquisition of interests in real property for public purposes, including but not limited to acquisition of property or easements for roadway reconstruction, widening or rights of ways at various locations within the Township, including all work and related materials necessary thereof or incidental thereto.

<u>Appropriated and Estimated Cost:</u>	\$100,000
<u>Estimated Maximum Amount of Bonds or Notes:</u>	\$95,000
<u>Period or Average Period of Usefulness:</u>	40 years
<u>Amount of Down Payment:</u>	\$5,000

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this bond 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 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 11.76 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services

in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,614,538 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$300,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Township reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. 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

11B

AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY, PROVIDING FOR IMPROVEMENTS TO TOWNSHIP'S SEWER COLLECTION SYSTEM IN AND FOR THE TOWNSHIP, APPROPRIATING \$2,575,000 THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$2,571,250 IN SEWER UTILITY BONDS OR NOTES OF THE TOWNSHIP TO FINANCE 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. The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Robbinsville, in the County of Mercer, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3 hereof, there is hereby appropriated the sum of \$2,575,000, including the sum of \$3,750 as the down payment for the improvements or purposes required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets. The \$3,750 down payment represents the required down payment for a \$75,000 portion of the improvements authorized in Section 3; the balance of the project (\$2,500,000) will be financed via the New Jersey Infrastructure Bank and no downpayment is required in accordance with NJSA 40A:2-11(c).

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$2,571,250, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the bonds or notes are to be issued is improvements to the Township's Sewer Collection System, including but not limited to upgrading the Meadowbrook Road pump station and replacing the pump station at Saran Woods, and including all work and related materials necessary thereof or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may

be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the Township is hereby amended to conform with the provisions of this bond 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 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 25 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$2,571,250, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$750,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The Township reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Township further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys to be received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the Township is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The Township Council hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. This bond ordinance shall take effect twenty (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

11c

**ORDINANCE AMENDING CHAPTER 7 OF THE CODE OF THE TOWNSHIP OF
ROBBINSVILLE ENTITLED "TRAFFIC"**

BE IT ORDAINED by the Township Council of the Township of Robbinsville in the County of Mercer, State of New Jersey that Chapter 7 of the Code of the Township of Robbinsville is hereby amended as follows [added portions are underlined, deleted portions are strikethroughs]:

SECTION 1.

§ 7-14. Parking prohibited at all times on certain streets.

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Sides	Location
Applegate Drive North	Both	As indicated on site plan
.....		
Second Avenue	Both	Entire length
<u>Sharon Mews Drive – West Entry</u>	<u>Both</u>	<u>Sharon Road to Abby Court</u>
<u>Sharon Mews Drive – East Entry</u>	<u>Both</u>	<u>Sharon Road to Francis Court</u>
Sharon Road	North	From a point 300 feet east of the easterly curbline of Gordon Road to a point 375 feet east of the easterly curbline of Scheideler Drive
.....		

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

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH
PRINCETON HYDRO FOR ENGINEERING SERVICES**

WHEREAS there exists a need for the Township of Robbinsville to enter into a non-fair and open contract pursuant to provisions of N.J.S.A. 19:44A-20.5 for Engineering Services for the preparation of a required NJDEP Watershed Assessment Report; and

WHEREAS the purchasing agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS the following firm has submitted a proposal indicating they will provide the professional services described below, which shall not exceed \$21,800.00, as indicated in said proposal:

- Princeton Hydro, 35 Clark St., Suite 200, Trenton, NJ 08611

WHEREAS, the contract term shall be from July 9, 2026 to July 8, 2027 or until the Mayor determines that the Contractor's services are no longer required, whichever occurs first; 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, N.J.S.A. 40A:11-1, 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, the above individuals and firms have completed and submitted a Business Entity Disclosure Certification, which certifies that the following individuals have not made any reportable contributions to a political or candidate committee in the Township of Robbinsville in the previous year, and that the contract will prohibit the following individuals and firms from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose in account numbers 6-01-22-200-000-228 (\$10,000.00) and 6-01-21-181-000-228 (\$11,800.00);

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby authorizes the Mayor or his designee to enter into a contract with Princeton Hydro, 35 Clark Street, Suite 200, Trenton, NJ 08611, to perform engineering services for the preparation of a required NJDEP Watershed Assessment Report.

BE IT FURTHER RESOLVED that the Business Entity Disclosure Certification and 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

12B

**ACCEPTING PERFORMANCE GUARANTEE
FOR SOIL IMPORTATION AND DISTURBANCE PERMIT
SORORA LAND DEVELOPMENT, LLC D/B/A 1103 RTE 130, LLC**

WHEREAS, Chapter 216 of the Code of the Township of Robbinsville requires a permit be issued for the excavation or removal of soil for sale or for use other than on the premises from which the soil is taken; and

WHEREAS, prior to such permit being issued, a performance guarantee shall be filed with the governing body in an amount as in the opinion of the Township Engineer shall be sufficient to ensure the faithful performance of the work to be undertaken; and

WHEREAS, Sorora Land Development, LLC has submitted Check No. 6500 in the amount of \$200.00 representing the performance guarantee for a soil importation and disturbance permit for Block 29, Lots 7, 8, 9 and 10 – 1103 Route 130; and

WHEREAS, the performance guarantee submitted is in accordance with the Engineer's estimate and Chapter 109-13 of the Township Code.

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 guarantee as posted from Sorora Land Development, LLC d/b/a 1103 Rte 130, LLC.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to Sorora Land Development, LLC 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**ACCEPTING PERFORMANCE GUARANTEES
PSE&G TRENTON GAS DISTRIBUTION
356 GORDON ROAD, BLOCK 26, LOT 14.05 - ROAD OPENING**

WHEREAS, PSE&G Trenton Gas Distribution has posted check no. 01299 in the amount of \$140.00 representing the performance guarantees requirement for a Road Opening Permit at 356 Gordon Road, Block 26, Lot 14.05; 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 PSE&G Trenton Gas Distribution.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to PSE&G Trenton Gas Distribution 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION CANCELLING PROPERTY TAXES & SEWER
BLOCK 11, LOT 1.01 (SOUTH MAIN STREET)
BLOCK 12, LOT 1.01 (29 CHURCH STREET)**

WHEREAS, the Tax Collector has indicated that certain parcels of land were purchased by the Township, therefore, charges or balances on the property for a portion of the second quarter 2026 and the third and fourth quarters 2026 taxes should be cancelled; and

WHEREAS, the property will be tax exempt going forward;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the taxes and sewer fees be and are hereby cancelled as follows:

<u>Owner</u>	<u>Property ID</u>	<u>Portion of 2nd Quarter Taxes</u>
Township of Robbinsville	Block 11, Lot 1.01	\$129.22
Township of Robbinsville	Block 12, Lot 1.01	\$468.58

BE IT FURTHER RESOLVED that the Municipal Clerk is hereby authorized to forward a certified copy of this Resolution to the Chief Financial Officer, the Tax Collector, the Tax Assessor, and the Mercer County Board of Taxation.

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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION ADOPTING A POLICY REGARDING PRESENTATIONS BEFORE
THE ROBBINSVILLE TOWNSHIP COUNCIL**

WHEREAS, due to the unmanageable number of requests being received by Council, and the limited number of time slots available for such requests, it is necessary to implement a policy for presentations before Council, it is in the best interest that the attached hereto and made a part hereof be adopted.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, that the following policy regarding presentations before the Robbinsville Township is hereby approved:

1. Requests for presentations will be considered on a first-come, first-served basis.
2. Time will only be allotted immediately prior to a Council meeting for presentations.
3. Presentations must not exceed ten (10) minutes in length.
4. No more than two (2) requests will be honored on a particular evening.
5. Presentations will be back-to-back and must not require lengthy setup prior to the presentation.
6. Presentations shall not disrupt/displace any furniture or equipment in the room.
7. No presentations will be held when there is a grand opening/ribbon cutting scheduled prior to a Council meeting.
8. Mayor or Council proclamations/awards take priority over presentation requests from the public.
9. No presentations will be held on evenings when there are swearing-in ceremonies.
10. No presentations will be held prior to the annual Reorganization Meeting of the Township Council.
11. Presentations shall not occur during the summer months of July and August.
12. Presentations will not be permitted to use laptops or A/V equipment owned by the Township, such as PowerPoint presentations, movies, overhead projectors, etc.
13. Presenters may take their own photos/videos with their own equipment for personal use or to post on social media platforms.
14. The Township will not take photos or promote presentations on any official Township media platforms.
15. Presentations will only be accepted for Government and/or Robbinsville Community Service causes.
16. Presentations pertaining to religion, the promotion of a business, political campaigns, academics, and/or sports shall not be accepted.
17. Presentations pertaining to academics, schools, or school district-related projects shall not be presented to Council. These requests should be directed to the Board of Education, which is a separate legal entity from the Township.
18. Presentations soliciting money or donations shall not be recognized.
19. Presentations shall be limited to Robbinsville residents or organizations/groups based in Robbinsville.
20. Presentations must be clearly aligned with Robbinsville Township's vision and goals.
21. Presenters must not be receiving a salary, profit or other monetary benefit from their endeavor.
22. Presenters may only request one (1) presentation within a three (3)-year period.
23. The Mayor is not required to be present at the Council meetings, and therefore, the Council cannot guarantee the Mayor's presence for said presentations.
24. Council members may not be available on certain dates and times, and therefore, the Council cannot guarantee the full Council will be present during said presentations.

25. The acceptance of a presentation by the Township Council does not include any type of letter, certificate, or award from the Township. There are separate policies regarding recognition by the Township Administration, which must be submitted in writing through the Administration.
26. In the event this policy is unclear, or if there is a disagreement among the governing body as to whether a presentation should be considered, a majority of the full Township Council must agree that the presentation can proceed prior to scheduling.

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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION AUTHORIZING CONTRACT
FOR RECTANGULAR RAPID FLASHING BEACONS THROUGH THE
SOMERSET COUNTY CO-OP**

WHEREAS, the Director of Community Development is desirous of entering into a contract for the rectangular rapid flashing beacons (RRFB's) at the following intersections:

- Annie Lane and Reagan Lane
- Combs Road and Hutchinson Road
- Patriot Drive and West Manor Way
- West Manor Way and Gordon Road; and

WHEREAS, Robbinsville Township participates in the Somerset County CO-OP, of which National Highway Products is an approved vendor to facilitate such purchase through the Somerset County; and

WHEREAS, National Highway Products, 301 Riverside Drive, Building D, Millville, New Jersey 08332, has provided a quote for the purchase and installation of rectangular flashing beacons in the total amount not to exceed \$65,448.96 under Job Contract No. #CC-0099-24; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said purpose in the account number C-04-00-901-919-401 (\$14,093.68) and C-04-00-901-909-102 (\$51,355.28);

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, hereby authorizes the contract with National Highway Products, 301 Riverside Drive, Building D, Millville, New Jersey 08332, for the purchase and installation of rectangular flashing beacons through the Somerset County CO-OP #CC-0099-24 in the total amount not to exceed \$65,448.96.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to National Highway Products, the Purchasing Agent, and the Director 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION TO AWARD A REQUIRED DISCLOSURE AWARD TO ACT
ENGINEERS FOR SURVEYING SERVICES**

WHEREAS, the Township of Robbinsville has a need for surveying services for Township-owned land; and

WHEREAS, ACT Engineers, 1 Washington Boulevard, Suite 3, Robbinsville, NJ 08691, has provided the quote that is most advantageous to the Township, price and other factors considered, with a proposal of \$4,200.00; and

WHEREAS, in the aggregate over the past contract year, ACT Engineers has exceeded the New Jersey Pay-to-Play threshold of \$17,500.00; and

WHEREAS, ACT Engineers has completed and submitted a Business Entity Disclosure Certification, which certifies that they have not made any reportable contributions to a political candidate or joint candidates committee in the Township of Robbinsville in the previous one year that, pursuant to P.L. 2004, c. 19 as amended by P.L. 2023, c. 30, would bar the award of the contract and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

WHEREAS, ACT Engineers is not expected to exceed \$21,600.00 in compensation over the prior contract year; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose in account number T-12-56-900-010-001;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the ACT Engineers proposal of \$4,200.00 is hereby approved as a required disclosure vendor in the aggregate, excess of the \$17,500.00 threshold accord with N.J.S.A. 19:44A-20.5, in an amount not to exceed \$21,600.00 over the prior contract year.

BE IT FURTHER RESOLVED that the business entity disclosure and political contribution disclosure in accord with N.J.S.A. 19:44A-20.5 will be on file and available for public inspection in the municipal clerk's office.

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

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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**CHAPTER 159 RESOLUTION
2023 RECYCLING TONNAGE GRANT**

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 \$145,610.12 which item is now available as a revenue from the State of New Jersey for the "2023 Recycling Tonnage" grant pursuant to the provision of the statute.

BE IT FURTHER RESOLVED that the like sum of \$145,610.12 be hereby appropriated under the caption of "2023 Recycling Tonnage" grant.

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 Public Works, 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

Approved:
Director, Division of Local Government Services

Duly Appointed Designee

AUTHORIZING 2026-2027 LIQUOR LICENSE RENEWALS

BE IT RESOLVED by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the following license is hereby approved for renewal for the licensing period July 1, 2026 to June 30, 2027, and the Municipal Clerk is authorized to execute the necessary license form:

PLENARY RETAIL CONSUMPTION - \$2,500.00

1112-33-006-009 Jasbir Sethi (Pocket License)
2 Brookside Drive
Titusville, NJ 08560

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Division of Alcoholic Beverage Control.

I hereby 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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION APPOINTING ADMINISTRATIVE ASSISTANT/ALTERNATE
DEPUTY REGISTRAR**

WHEREAS, the Municipal Clerk's office is in need of an Administrative Assistant/Alternate Deputy Registrar working on average 35 hours per week, plus overtime for election nights, council meetings, and as deemed necessary for special circumstances; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that Elizabeth Johnson-Re is hereby appointed as a full-time Administrative Assistant/Alternate Deputy Registrar in the Office of the Municipal Clerk, effective July 13, 2026, at a salary of \$45,000 a year with a 5% increase upon completion and attainment of Certified Municipal Registrar and a positive six-month performance review with the benefits pertaining to full-time employment as per the Township's current personnel manual.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Chief Financial Officer, Assistant Business Administrator, and Elizabeth Johnson-Re.

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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk

**RESOLUTION AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT
WITH SHARBELL GORDON, LLC AS REDEVELOPER FOR A PORTION OF THE
130 SOUTH REDEVELOPMENT AREA – BLOCK 21, LOT 27.011 (CONDOMINIUM
LOTS C0001, C0002 AND C0003) (FORMERLY IDENTIFIED AS BLOCK 21, LOTS
27.01 AND 27.02) – 211 GORDON ROAD**

WHEREAS, the Township and Redeveloper entered into a redevelopment agreement dated June 14, 2023, (the “Original Redevelopment Agreement” and, as amended by this Amendment, the “Redevelopment Agreement”), with respect to property identified as Block 21, Lot 27.011 (Condominium Lots C0001, C0002 and C0003) (formerly identified as Block 21, Lots 27.01 and 27.02) on the Township tax map (the “Property”); and

WHEREAS, the Township Joint Land Use Board granted preliminary and final site plan and subdivision approval by Resolution No. R22-03-01, memorialized on March 14, 2024, to subdivide the property into three (3) large lots, which includes the consolidation of three existing lots into one lot. The Applicant is also requesting preliminary site plan approval for the proposed commercial lot and preliminary and final site plan approval for residential dwellings consisting of 100 stacked townhouses and 206 apartments (collectively, the “Board Approval”); and

WHEREAS, on February 4, 2026, Sharbell Building Company, LLC, submitted Land Use Board Application LU26-01-02 to construct eight (8) stacked townhome units on property owned by the Redeveloper in the TC-3 Zoning District, known as Block 8, Lot 1.18 and intends to satisfy the two (2) unit affordable housing obligation that would be generated within the Gordon Simpson Redevelopment Tract; and

WHEREAS, Section 109-12(b)(4) of the Township Code states that the Sewer connection fees:

shall be due and payable to the Township at a time prior to the time of the issuance of a sewer connection permit by the Township. In lieu thereof, however, the Township may, in its discretion, and in written agreement with the party or parties involved, permit such payment to be paid in installments and other terms and conditions as may seem proper to the Township, which may, in such a case, ask for security to guarantee such payment and charge interest on the unpaid balance of such payment at such rate to be established by the Township from time to time; and

WHEREAS, by letters dated May 26, 2026 and June 26, 2026 that corrected the per unit sewer connection fee to \$3,030.00 per unit and updated the total fee amount, attached hereto as Exhibit A, Sharbell has requested a modification of the payment schedule for 3 Farmstead Road, Block 21, Lot 27.011 (C0001); and

WHEREAS, the Township and Redeveloper now desire to amend the Original Redevelopment Agreement to, among other things, address the two (2) additional units and the sewer connection fee payments;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Robbinsville, County of Mercer, State of New Jersey, that the Mayor of the Township of Robbinsville, or his designee, be and hereby is authorized to execute the Amended Redevelopment Agreement by and between the Township of Robbinsville and Sharbell Gordon, LLC, in the form annexed hereto and made a part hereof.

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 July 9, 2026.

Alicia Gonzalez, Municipal Clerk