

**TOWNSHIP OF WARREN**  
**TOWNSHIP COMMITTEE MEETING MINUTES**  
**June 15, 2023 7:00 PM**

Clerk Reese opened the meeting at 7:05 pm and read the following statement:

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 12, 2023; publication in the Echoes Sentinel, sending written notices to the Courier News and Star Ledger and posting on the Bulletin Board in the Municipal Building and filing with the Township Clerk.

This meeting is broadcasted live on the Township's website and our Facebook page. It is also broadcasted live on the Access Channel and will be taped for rebroadcast. Everyone is required to comply with the policies and procedures governing access programming for the Access Channel. No mention of political affiliation or political advertising shall take place at this meeting or it will be deleted from any rebroadcast of the meeting.

Public comments at the public hearings for ordinances and resolutions as well as agenda items, are limited to 3 minutes per person, unless extended discussion is permitted by the Mayor.

**ROLL CALL:** Committeeman Croson, Committeewoman Lontai, Committeeman Sordillo, Deputy Mayor Lazo and Mayor DiNardo were present.

All present stood for the Pledge of Allegiance.

**PRESENTATIONS:**

Al Shjarback, the Township's Fire Marshal presented the NJ Division of Fire Safety, Fire Prevention Poster Contest Winners.

Alicia Drozd – Library Advisory Board Chairman and Lynn Mazur, Branch Manager of the library, updated the Township Committee with the plans for the remodel of the Children's Center in the Warren Library thanks to the generous donation from George Sr. and Betty Dealaman, for whom the Center will be named.

Committeewoman Lontai read the following resolution in full:

**RESOLUTION NO. 2023-149 – AWARD OF CONTRACT LIBRARY INTERIORS**

Committeewoman Lontai made a motion to approve, seconded by Committeeman Sordillo. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

Committeeman Sordillo made a motion to approve Township Committee Minutes for the regular and executive session meetings on May 18, 2023, seconded by Committeeman Croson. Voice Vote: All in favor.

**PUBLIC HEARINGS:**

Deputy Mayor Lazo read the following Ordinance by title:

**ORDINANCE NO. 23-13 AN ORDINANCE AUTHORIZING THE AMOUNT OF \$30,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF RESCUE TOOLS FOR THE FIRE DEPARTMENT**

Mayor DiNardo opened the public hearing and, as there were no comments, Mayor DiNardo closed the public hearing and asked for a motion to adopt.

Deputy Mayor Lazo made a motion to adopt, seconded by Committeewoman Lontai. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

Committeewoman Lontai read the following Ordinance by title:

**ORDINANCE NO. 23-14** AN ORDINANCE AUTHORIZING THE AMOUNT OF \$47,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF EQUIPMENT FOR THE POLICE DEPARTMENT

Mayor DiNardo opened the public hearing and, as there were no comments, Mayor DiNardo closed the public hearing and asked for a motion to adopt.

Committeewoman Lontai made a motion to adopt, seconded by Deputy Mayor Lazo. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

Committeeman Croson read the following Ordinance by title:  
**ORDINANCE NO. 23-15** AN ORDINANCE AUTHORIZING THE AMOUNT OF \$45,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF A WORK UTILITY VEHICLE

Mayor DiNardo opened the public hearing and, as there were no comments, Mayor DiNardo closed the public hearing and asked for a motion to adopt.

Committeeman Croson made a motion to adopt, seconded by Committeewoman Lontai. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

**REPORTS OF TOWNSHIP OFFICES OR OFFICIALS:** There were none at this time.

**REPORTS OF STANDING COMMITTEES:**

Committeewoman Lontai noted that the Board of Health is working with Senator Bramnick on Mental health issues for ages 6-12 years. She also mentioned that she need volunteers for the Youth Commission and the Municipal Alliance.

Committeeman Sordillo attended a fund raiser where \$60,000 was raised for the Boy Scouts of America.

Committeeman Croson urged everyone to attend the Lions Expo and the Summer Concert series

**COMMENTS ON AGENDA ITEMS:**

Several residents needed explanations of Resolutions 2023-155, 2023-166 and 2023-167 Which both Administrator Krane and Attorney Lehrer addressed

**PAYMENT OF BILLS:**

Deputy Mayor Lazo read the following resolutions:

**RESOLUTION NO. 2023-147 BILL LIST A**

Deputy Mayor Lazo made a motion to approve, seconded by Committeeman Croson. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

**RESOLUTION NO. 2023-148 BILL LIST B**

Deputy Mayor Lazo made a motion to approve, seconded by Committeewoman Lontai. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, abstain; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

**COMMUNICATIONS AND PETITIONS:** There were none at this time.

**OLD BUSINESS:** There was none at this time

**NEW BUSINESS:**

CLERK REESE ASKED Mayor Dinardo if the Township Committee would accept a verbal introduction for Resolution No. 2023-175 and read the resolution by title:

**RESOLUTION NO. 2023-175**

EXTENSION OF OUTDOOR DINING, LIMITED SALES AND EXERCISE CLASSES WITHIN CERTAIN MUNICIPAL PARKS AND AREAS ADJACENT TO THE FITNESS OR WELLNESS BUSINESS THROUGH NOVEMBER 30, 2024

Committeeman Croson made a motion to approve, seconded by Deputy Mayor Lazo. Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

**CONSENT AGENDA RESOLUTIONS:**

Resolutions No. 2023-150 through No. 2023-174 were submitted to the Township Committee for review and may be adopted by one motion. These resolutions are listed on the agenda for review and a complete copy made available in the Township Clerk's office.

- 2023-150** APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM WARREN'S PARTICIPATION IN THE NATIONWIDE SETTLEMENT AGREEMENT WITH THE JOHNSON & JOHNSON, MCKESSON, CARDINAL HEALTH, AND AMERISOURCEBERGEN TO RESOLVE CLAIMS INVOLVING THEIR ROLES IN THE COUNTRY'S OPIOID CRISIS IN THE AMOUNT OF \$1,551.94.
- 2023-151** APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE STATE OF NEW JERSEY FOR THE CLEAN COMMUNITIES PROGRAM IN THE AMOUNT OF \$49,089.93
- 2023-152** APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE NEW JERSEY DEP FOR STORMWATER ASSISTANCE, IN THE AMOUNT OF \$15,000.00
- 2023-153** AWARD OF CONTRACT – PRIMEPOINT HRMS & PAYROLL FOR PAYROLL SERVICES
- 2023-154** APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THE GREENWOOD MEADOWS RECREATION IMPROVEMENT PROJECT IN THE AMOUNT OF \$66,000.00
- 2023-155** APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENTS TO MOUNTAIN VIEW ROAD PROJECT PHASE 2
- 2023-156** RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE HOTEL/MOTEL EXCEPTION July 1, 2023 – June 30, 2024
- 2023-157** PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE NO. 1820-33-004-009, TREPQA, LLC, d/b/a LA COLINA MEXICAN CANTINA TO EXTEND THE LICENSE PREMISES TO AN OUTDOOR PATIO
- 2023-158** RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSES – CLUB July 1, 2023– June 30, 2024
- 2023-159** RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSES July 1,

2023 – June 30, 2024

- 2023-160** AWARD OF CONTRACT – POWER PLACE, INC. 2023 JOHN DEERE GATOR Xuv835R HVAC SIGNATURE EDITION
- 2023-161** AWARD OF CONTRACT FOR THE 2023 STREETS OVERLAY TO PM CONSTRUCTION
- 2023-162** AUTHORIZING AWARD OF CONTRACT TO MAIN POOL & CHEMICAL CO. INC. FOR THE PURCHASE AND DELIVERY OF LIQUID CAUSTIC 25% SODIUM HYDROXIDE LIQUID THROUGH MORRIS COUNTY COOPERATIVE PURCHASING AGREEMENT
- 2023-163** LEAD GRANT ASSISTANCE PROGRAM AGREEMENT
- 2023-164** AUTHORIZE COBRA ADMINISTRATION AGREEMENT WITH GENTE
- 2023-165** AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE TOWNSHIP OF WARREN AND THE PURCHASING COOPERATIVE OF AMERICA
- 2023-166** RESOLUTION CONCERNING THE TRANSFER OF INTERESTS IN WARREN LIHTC URBAN RENEWAL, LLC TO AN AFFILIATE OF CONIFER REALTY, LLC FOR THE DEVELOPMENT OF AFFORDABLE HOUSING BLOCK 114, LOT 22.03
- 2023-167** AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPER AGREEMENT
- 2023-168** APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THE LEAD GRANT ASSISTANCE PROGRAM (LGAP) IN THE AMOUNT OF \$2,600.00
- 2023-169** RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE July 1, 2023 – June 30, 2024
- 2023-170** RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE POCKET LICENSES July 1, 2023 – June 30, 2024
- 2023-171** RESOLUTION CONCERNING THE EXECUTION OF AN ESTOPPEL CERTIFICATE IN CONNECTION WITH THE TRANSFER OF INTERESTS IN WARREN LIHTC URBAN RENEWAL, LLC TO AN AFFILIATE OF CONIFER REALTY, LLC
- 2023-172** APPOINTING ROBERT FERREIRO AND RONALD ROSELLI TO THE RANK OF LIEUTENANT, GRADE 2 IN THE POLICE DEPARTMENT AND APPROVING THE LIEUTENANT’S PROMOTION ELIGIBILITY LIST
- 2023-173** PROMOTION OF POLICE DEPARTMENT PERSONNEL
- 2023-174** RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE POCKET LICENSE July 1, 2023 – June 30, 2024

Mayor DiNardo made a motion to approve Consent Agenda Resolutions Nos. 2023-150 through 2023-174; seconded by Committeewoman Lontai.

Roll Call: Committeeman Croson, yes; Committeewoman Lontai, yes; Committeeman Sordillo, yes; Deputy Mayor Lazo, yes and Mayor DiNardo, yes.

**DEFERRED BUSINESS:** There was none at this time.

**DISCUSSION ITEMS:**

- a. Draft of Amendment of Resolution No. 2023-011, Establishing Rules of Order- the Township Committee was asked to review the draft created by Attorney Lehrer, Clerk Reese and Mr. Krane and get back to them with their comments.
- b. Appointment SRVSA – Mr. Krane explained that Mr. Esposito is one of the appointments from Warren but a second one is needed and asked the Committee to please consider someone for the position.
- c. Elm Street Sewer Update- only 9 residents have signed up for sewer which is only 36% of the eligible residents. Deputy Mayor Lazo knows the owner of 3 empty lots and will reach out to him.
- d. Helen Street Vacation – The Committee reviewed the information provided but asked Mr. Krane to provide additional information.
- e. Appointment to the Historic Sites Committee – Margareta Warlick was approved by voice vote: All in favor

Committeeman Croson left the meeting at 7:45 PM in order to volunteer at the Lions Expo

**PRIVILEGE OF THE FLOOR:**

- 8<sup>th</sup> Street resident Shaun Brown would like to see Elm St. repaved.
- 3 residents asked that Zoom be reinstated
- There were several questions about Master Plan which Attorney Lehrer addressed and answered.
- The resident at 54 Green Valley Drive requested help with his drainage problem as his property abuts Green Brook, who will not respond to his requests. Mr. Krane will reach out to Green Brook.
- The resident at 10 Stoningham Drive provided the Township with a written list of questions.

As there was no further business to discuss, Mayor DiNardo made a motion to adjourn, seconded by Committeewoman Lontai. Voice Vote: All in favor. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Cathy Reese, RMC  
Township Clerk

APPROVED: June 20, 2023

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-146  
EXECUTIVE SESSION**

**WHEREAS**, the Open Public Meetings Act, P.L.1975 Chapter 231 permits the exclusion of the public from meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist; and

**WHEREAS**, the Governing Body wishes to discuss the following;

- Contract Negotiations
  1. Teamsters Contract
  2. Middlebrook Trunk Line Sewer Negotiations Bridgewater
  3. PIRHL/Conifer
- Pending Litigation
  - Somerset Associates, LLC vs. Township

**WHEREAS**, when and if the matters discussed become public record, they will be made known to the public at that time.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, that the public be excluded from this meeting.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON				X
X		LONTAI	X			
		SORDILLO	X			
	X	LAZO	X			
		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-147**

**PAYMENT OF BILLS**

**BE IT RESOLVED** by the Township Committee of the Township of Warren, County of Somerset, New Jersey, that the Chief Financial Officer be and hereby is authorized to pay current bills in the amount of **\$5,319,288.63** and made a part hereof, consisting of payments as follows:

Warren Township BOE	\$1,500,000.00
WHRHS	\$1,781,369.00
Sewer Utility	\$ 483,641.67
Township Expenses	\$1,554,277.96

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
	X	CROSON	X			
		LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-148**

**BE IT RESOLVED** by the Township Committee of the Township of Warren, County of Somerset, New Jersey, that the Chief Financial Officer be and hereby is authorized to pay current bills in the amount of **\$23,692.04** per the attached list.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO			X	
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk



**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-149  
AWARD OF CONTRACT – LIBRARY INTERIORS**

**WHEREAS**, by the Township Committee of the Township of Warren, that the following Contract is awarded for upgrading the children’s area in the Warren Library; and

**WHEREAS**, a generous donation from George Sr. and Betty Dealaman is being used for this purchase; and

**WHEREAS**, the play area will be renamed the “George Sr. and Betty Dealaman Children’s Corner” as a gesture of the gratitude and recognition for their donation; and

**WHEREAS**, the Township Administrator is hereby authorized to purchase the items including installation from Library Interiors, 35 Beaverson Blvd., Suite 2C, Brick, NJ not to exceed \$72,480.00 through ESCNJ #22/23-08; and

**WHEREAS** a certificate showing the availability of funds for the contract authorized hereby shall be provided by the Chief Financial Officer and made a part hereof, indicating that the indicating that the maximum dollar value for the within expenditure is charged to the following account # 3-03-286-56-2519.

**BE IT RESOLVED**, that the appropriate Township officials are authorized to execute the necessary purchase order.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
X		LONTAI	X			
	X	SORDILLO	X			
		LAZO	X			
		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**CHIEF FINANCIAL OFFICER’S CERTIFICATION**

I, Karen DeNave, Chief Financial Officer of the Township of Warren, hereby certify that adequate funds are available for the above referenced purchase. Monies are available in Account No.3-03-286-56-2519.

Dated: June 16, 2023

Karen DeNave  
Chief Financial Officer

**WARREN TOWNSHIP  
RESOLUTION NO. 2023-150**

**APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE  
BUDGET RECEIVED FROM WARREN’S PARTICIPATION IN THE NATIONWIDE SETTLEMENT  
AGREEMENT WITH THE JOHNSON & JOHNSON, MCKESSON, CARDINAL HEALTH, AND  
AMERISOURCEBERGEN TO RESOLVE CLAIMS INVOLVING THEIR ROLES IN THE COUNTRY’S  
OPIOID CRISIS IN THE AMOUNT OF \$1,551.94.**

**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 any item of appropriation for equal amount; and

**WHEREAS**, the Township of Warren has received funding from the Nationwide Settlement Agreement Johnson & Johnson, McKesson, Cardinal Health, and Amerisourcebergen to resolve claims involving their roles in Country’s Opioid Crisis

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, 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 2023 in the sum of \$1,551.94, received from the settlement agreement, under the title “Opioid Settlement Agreement; and

**BE IT FURTHER RESOLVED** that a like sum of \$1,551.94 be appropriated under the title “Opioid Settlement Agreement.”

**BE IT FURTHER RESOLVED** that the Township Clerk and Chief Financial Officer are authorized to execute and forward the Director of the Division of Local Government Services the appropriate documentation required for the Director’s approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**WARREN TOWNSHIP  
RESOLUTION NO. 2023-151**

**APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE  
BUDGET RECEIVED FROM THE STATE OF NEW JERSEY FOR THE  
CLEAN COMMUNITIES PROGRAM IN THE AMOUNT OF \$49,089.93**

**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 any item of appropriation for equal amount; and

**WHEREAS**, the Township of Warren has received funding from the State of New Jersey for the Clean Communities Program in the amount of \$49,089.93; and

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, 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 2023 in the sum of \$49,089.93, received from the NJDEP Clean Communities Program; and

**BE IT FURTHER RESOLVED** that a like sum of \$49,089.93 be appropriated under the title "Clean Communities Program 2023 Grant OE."

**BE IT FURTHER RESOLVED** that the Township Clerk and Chief Financial Officer are authorized to execute and forward the Director of the Division of Local Government Services the appropriate documentation required for the Director's approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-152**

**APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE  
BUDGET RECEIVED FROM THE NEW JERSEY DEP FOR  
STORMWATER ASSISTANCE, IN THE AMOUNT OF \$15,000.00**

**WHEREAS**, the NJDEP has made available grants to Municipal Separate Storm Sewer Systems (MS4) permittees; and

**WHEREAS**, the Township of Warren has received funding from the New Jersey Department of Environmental Protection in the amount of \$15,000.00; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for equal amount; and

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, 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 2023 in the sum of \$15,000.00, received from the NJDEP for Tier A Municipalities and under the title NJDEP Stormwater Assistance Grant; and

**BE IT FURTHER RESOLVED** that a like sum of \$15,000.00 be appropriated under the title "NJDEP Stormwater Assistance Grant."

**BE IT FURTHER RESOLVED** that the Township Clerk and Chief Financial Officer are authorized to execute and forward the Director of the Division of Local Government Services the appropriate documentation required for the Director's approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-153  
AWARD OF CONTRACT – PRIMEPOINT HRMS & PAYROLL  
FOR PAYROLL SERVICES**

**WHEREAS**, NJSA 52:27D-20.1 and NJAC 5:30-17.1 authorize local governments to use a payroll service to prepare documentation, take possession of Township funds and make disbursements on behalf of the local government; and

**WHEREAS**, the Township of Warren adopted Ordinance No. 15-16 authorizing the Township Administrator to enter into a contract for payroll services in accordance with public contracting laws and NJAC 5:30-17; and

**WHEREAS**, the Township requested proposal on 5/26/2023 and one proposal for payroll services were submitted by PrimePoint HRMS & Payroll; and

**WHEREAS**, the Chief Financial Officer has recommended that the contract for payroll services be awarded to PrimePoint HRMS & Payroll,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset and State of New Jersey as follows:

1. The contract for payroll services is hereby awarded to PrimePoint HRMS & Payroll, 2 Springside Road, Mt Holly, NJ 08060, in the amount of \$28,370.00 for 2023 for services as described in the Request for Proposal and including but not limited to payroll processing, Third Party disbursement of tax payments to State and Federal agencies, and as further explained in the bid proposal and documents pursuant to proposal dated November 20, 2018, and other such items that may be required as determined by the Chief Financial Officer.
2. The Township Administrator is hereby authorized to enter into a Contract with PrimePoint HRMS & Payroll
3. This Contract is awarded pursuant to NJSA 52:27D-20.1 and NJAC 5:30-17.1 et seq.
4. A Certificate showing the availability of funds for the Contract authorized hereby shall be provided by the Chief Financial Officer and is attached hereto and made a part hereof, indicating that the appropriation for the within expenditure is charged to the following account number: 3-01-20-130-6102.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

CHIEF FINANCIAL OFFICER'S CERTIFICATION

I, Karen DeNave, Chief Financial Officer of the Township of Warren, hereby certify that adequate funds are available for the above referenced purchase. Monies are available in Account No. 3-01-20-130-6102.

Dated: June 16, 2023

Karen DeNave  
Chief Financial Officer

**WARREN TOWNSHIP  
RESOLUTION NO. 2023-154**

**APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE  
BUDGET RECEIVED FROM THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THE  
GREENWOOD MEADOWS RECREATION IMPROVEMENT PROJECT  
IN THE AMOUNT OF \$66,000.00**

**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 any item of appropriation for equal amount; and

**WHEREAS**, the Township of Warren has received funding from the Department of Community Affairs for the Greenwood Meadows Recreation Improvement Project in the amount of \$66,000.00.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, 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 2023 in the sum of \$66,000, received from the Department of Community Affairs and the revenue account will be entitled NJDCA Recreation Grant for Greenwood Meadows; and

**BE IT FURTHER RESOLVED** that a like sum of \$66,000.00 be appropriated under the title "Greenwood Meadows Recreation Project."

**BE IT FURTHER RESOLVED** that the Township Clerk and Chief Financial Officer are authorized to execute and forward the Director of the Division of Local Government Services the appropriate documentation required for the Director's approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-155**

**Resolution:**     **Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the improvements to Mountain View Road Project Phase 2.**

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Warren formally approves the 2023 grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Warren Township Committee and Clerk are hereby authorized to submit an electronic grant application for Mountain View Road Project Phase 2 to the New Jersey Department of Transportation on behalf of the Township of Warren.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Warren and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

My signature and the Clerk’s seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL

\_\_\_\_\_  
Cathy Reese, RMC, Clerk

\_\_\_\_\_  
Gary P. DiNardo, Mayor

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk



**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-156**

**RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE  
HOTEL/MOTEL EXCEPTION  
July 1, 2023 – June 30, 2024**

**WHEREAS**, the Plenary Retail Consumption Liquor License renewal application for the following is complete in all respects and the applicant is qualified to be licensed according to all statutory, regulatory and local governmental ABC laws and regulations;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, County of Somerset, that the Plenary Retail Consumption Liquor License is renewed for the year beginning July 1, 2023 through June 20, 2024, for the following named corporation and premises hereinafter set out, and the Township Clerk is hereby authorized to issue and deliver such renewal license:

1820-036-014-007                      200 Liberty V6 JV, LLC  
t/a Somerset Hills Hotel  
200 Liberty Corner Road  
Warren, NJ 07059

**BE IT FURTHER RESOLVED** that the above license is granted with the following conditions:

There shall be no renewal or transfer of such license except for or to a hotel or motel containing at least 100 guest sleeping rooms and which shall be equipped with a public restaurant.

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby directed to transmit a certified true copy of this resolution to the Director of the Division of Alcoholic Beverage Control. Director of the Division of Alcoholic Beverage Control.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-157**

**PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION  
LIQUOR LICENSE NO. 1820-33-004-009, TREPQA, LLC, d/b/a  
LA COLINA MEXICAN CANTINA TO EXTEND THE LICENSE PREMISES TO AN  
OUTDOOR PATIO**

**WHEREAS**, an application has been filed by TREPQA, LLC for a place-to-place transfer for TREPQA, LLC, Plenary Retail Consumption Liquor License #1820-33-004-009, for the purpose of expanding the licensed premise wherein the sale, service and storage of alcoholic beverages are authorized; and

**WHEREAS**, the submitted application is complete in all respects, the required notices have been published in the newspaper, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren does hereby approve the place-to-place transfer of Plenary Retail Consumption Liquor license #1820-33-004-009 effective June 15, 2023 for the expansion of the aforesaid Plenary Retail Consumption licensed premise located at 51 Mount Bethel Road, Warren, NJ to place under the license the area delineated in the application form and the sketch of the licensed premises;

**BE IT FURTHER RESOLVED**, that said license number shall be #1820-33-004-010; and

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby authorized to transmit a certified copy of this resolution to the Director of the New Jersey Division of Alcoholic Beverage Control.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-158**

**RENEWAL OF PLENARY RETAIL CONSUMPTION  
LIQUOR LICENSES - CLUB  
July 1, 2023– June 30, 2024**

**WHEREAS**, the Club Liquor License renewal applications for the following are complete in all respects and the officers and directors are qualified to be licensed according to all statutory, regulatory and local governmental ABC laws and regulations;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, County of Somerset, that the Club Liquor Licenses are renewed for the year beginning July 1, 2023 ending June 30, 2024, for the following named persons, firms or corporations, and premises hereinafter set out, and the Township Clerk is hereby authorized to issue and deliver such renewal licenses:

1820-31-010-001                    American Legion Mantz Cavaliere Post 293, Inc.  
   12 Community Place  
   Warren, NJ 07059

1820-31-012-001                    Watchung Hills Lodge #2252 B.P.O. Elks  
   1 Elks Trail  
   Warren, NJ 07059

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby directed to transmit a certified true copy of this resolution to the Director of the Division of Alcoholic Beverage Control.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-159  
RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSES  
July 1, 2023 – June 30, 2024**

**WHEREAS**, the Plenary Retail Consumption Liquor License Renewal Applications for the following are complete in all respects and the applicants are qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws and regulations;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, County of Somerset, that the Plenary Retail Consumption Liquor Licenses are renewed for the year beginning July 1, 2023 and ending June 30, 2024, for the following named corporations, individuals or partnerships and premises hereinafter set out and the Township Clerk is hereby authorized to issue and deliver such renewal licenses:

- 1820-33-001-005                      Warren Catering LLC  
t/a Stone House At Stirling Ridge  
50 Stirling Road
  
- 1820-33-003-008                      Paragon Hospitality Group  
t/a Uproot Restaurant  
9 Mount Bethel Road
  
- 1820-33-005-003                      Forest Lodge, LLC  
t/a Forest Lodge  
11 Reinman Road
  
- 1820-33-007-007                      Springfield Berkeley, LLC  
t/a Lukas Seafood & Grill  
61 Mountain Blvd.
  
- 1820-33-004-010                      TREPQA LLC  
t/a La Colina Mexican Cantina  
51 Mount Bethel Road

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-160**

**AWARD OF CONTRACT – DEERE & COMPANY  
2023 JOHN DEERE GATOR Xuv835R HVAC SIGNATURE EDITION**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Educational Services Commission of New Jersey (ESCNJ) has offered voluntary participation to municipalities in the ESCNJ Cooperative Pricing System for the purchase of goods and services; and

**WHEREAS**, the ESCNJ Cooperative Pricing System received bids for a 2023 John Deere Gator Xuv835R HVAC Signature Edition and has awarded ESCNJ Contract 22/23-12 to Deere & Company, Inc., 297 Route 22 East, Whitehouse, NJ 08889; and

**WHEREAS**, the Township of Warren requires purchase of a 2023 John Deere Gator Xuv835R HVAC Signature Edition; and

**WHEREAS**, the Qualified Purchasing Agent is hereby authorized to purchase from Deere & Company, 297 Route 22 East, Whitehouse, NJ 08889; and

**WHEREAS**, a certificate showing the availability of funds for this contract in accordance with N.J.A.C. 5:30-14.5 has been provided by the Chief Financial Officer and is made a part hereof, indicating that the appropriation for the within expenditure is charged to account number X-04-55-934-6001, not to exceed \$36,032.93.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren that the appropriate Township officials are authorized to execute the necessary contracts and purchase orders.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

CHIEF FINANCIAL OFFICER'S CERTIFICATION

I, Karen DeNave, Chief Financial Officer of the Township of Warren, hereby certify that adequate funds are available for the above referenced purchase. Monies are available in Account No. X-04-55-934-6001.

Dated: June 16, 2023

Karen DeNave  
Chief Financial Officer

**TOWNSHIP OF WARREN**  
**RESOLUTION NO. 2023-161 REVISED**  
**AWARD OF CONTRACT FOR THE 2023 STREETS OVERLAY TO**  
**PM CONSTRUCTION**

**WHEREAS**, bids for overlay & milling of various township roads were advertised in the May 18, 2023 edition of the Courier News and received on June 7, 2022 at 11:00 a.m.; and

**WHEREAS**, the following eight (8) bids were received for the proposed work based on a maximum tonnage of 12,000 of overlay to be paved and 90,000 sq. yds. of milling:

1. PM Construction	\$1,093,900.00
2. Ja Alexander Inc.	\$1,189,900.00
3. Carroccia Co. Contractors (CCM)	\$1,252,900.00
4. P&A Construction, Inc.	\$1,264,000.00
5. Capital Paving	\$1,291,000.00
6. Schifano Construction Corp.	\$1,307,500.00
7. Black Rock Enterprises, LLC	\$1,364,500.00
8. Reivax Contracting	\$1,469,500.00

**WHEREAS**, it is the recommendation of the Superintendent of Public Works that the bid be awarded to PM Construction, 1310 Central Avenue, Hillside, New Jersey 07205 in the maximum amount not to exceed \$1,065,000.00; and

**WHEREAS**, the Township Attorney has reviewed the bid documentation and finds all bids to be responsive and responsible; and

**WHEREAS**, a certificate showing the availability of funds for this contract in accordance with N.J.A.C. 5:30-14.5 has been provided by the Chief Financial Officer and made a part hereof indicating that the following appropriations for the within expenditure is charged to the following account numbers: \$30,000.00 to 2-01-26-290-6599, \$359,000.00 to 3-01-2644-911-6902, \$431,000 to 3-01-26-290-6597, \$200,000.00 to X-04-55-928-6001 and \$55,000.00 to 3-03-286-56-2401; and

**WHEREAS**, the Superintendent of Public Works recommends the overlay of the following streets:

1. Old Dutch (Winding Ridge to Top of the World)
2. Foxglove
3. Robin Road
4. Meadow Drive
5. Round Top (Mountainview to Woods Rd)
6. Saddlemount
7. Briarwood Dr. East (Angus to Darkwood)
8. Palmwood
9. Sneider Rd. (Washington Valley to Evergreen)
10. Cambridge (Berkshire to Devon)
11. Mountain Ave (Heather to Stirling)
12. Newark Ave
13. Stoney Brook
14. Orchard Way
15. Diamond Court
16. Roseland (Gates to Plainfield)
17. Hanover
18. Verona
19. Mountain Court
20. Old Stirling (Reinman to Forest)

- 21. Greenwood Meadow Park Dr.
- 22. Greenwood Meadow Parking Lot

PAVING OF ROADS:

Minimum Quantity	Maximum Quantity	FABC Material Price per Ton	
1,000	11,700 tons	\$91.00	\$1,064,700.

MILLING:

Minimum Quantity	Maximum Quantity	Price Per Sq. Yard	
1,000	90,000	\$0.01	\$900.00

**TOTAL                                    \$1,065,000.00**

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, that the bid for the 2023 overlay work be awarded to PM Construction, 1310 Central Avenue, Hillside, New Jersey 07205 in the amount not to exceed \$1,065,000.00 inclusive of the asphalt and fuel price indexes, pursuant to the unit price above; and

**BE IT FURTHER RESOLVED** that the Superintendent of Public Works shall provide a report as to the roads completed by September 30, 2023.

**BE IT FURTHER RESOLVED** that the appropriate Township officials are authorized to execute the necessary contracts and purchase orders.

**BE IT FURTHER RESOLVED** that all invoices shall be submitted pursuant to the unit prices as stated above.

**BE IT FURTHER RESOLVED** that the list of streets and properties to be overlaid as stated in the resolution are hereby approved.

**BE IT FURTHER RESOLVED** that in the event actual tonnage is less than the estimate, the Superintendent of Public Works with the approval of the Township Administrator is authorized to complete any or all of the following as long as the total of the work completed does not exceed \$1,065,000.00;

- Katherine Drive
- Cedar Ridge
- Aspen Court
- Crest Lane

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			



CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

CHIEF FINANCIAL OFFICER'S CERTIFICATION

I, Karen DeNave, Chief Financial Officer of the Township of Warren, hereby certify that adequate funds are available for the above referenced purchase. Monies are charged to the following accounts: \$30,000.00 to 2-01-26-290-6599, \$359,000.00 to 3-01-2644-911-6902, \$431,000 to 3-01-26-290-6597, \$200,000.00 to X-04-55-928-6001 and \$55,000.00 to 3-03-286-56-2401.

Dated: June 16, 2023

Karen DeNave  
Chief Financial Officer

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-162**

**AUTHORIZING AWARD OF CONTRACT TO MAIN POOL & CHEMICAL CO. INC.  
FOR THE PURCHASE AND DELIVERY OF LIQUID CAUSTIC 25% SODIUM HYDROXIDE  
LIQUID THROUGH MORRIS COUNTY COOPERATIVE PURCHASING AGREEMENT**

**WHEREAS**, the Township Committee of the Township of Warren by Resolution No. 2021-135, adopted on June 17, 2021, entered into an agreement to renew membership with the Morris County Cooperative Pricing Council through September 30, 2026; and

**WHEREAS**, the Morris County Cooperative Pricing Council received bids for 25% Sodium Hydroxide Liquid and awarded MCCPO Contract No. 17 to Main Pool & Chemical Company, Inc., 100 Commerce Road, Dupont, PA 18641; and

**WHEREAS**, the Township of Warren requires the purchase and delivery of this item.

**WHEREAS**, a certificate showing the availability of funds for this contract in accordance with N.J.A.C. 5:30-14.5 has been provided by the Chief Financial Officer and is made a part hereof indicating that the maximum for the within expenditure is charged to the account number 3-05-55-502-6202.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, that the 25% Sodium Hydroxide contract is hereby awarded to Main Pool & Chemical Company, Inc., 100 Commerce Road, Dupont, PA 18641 with a contract amount not to exceed \$44,520.00.

**BE IT FURTHER RESOLVED**, that the Purchasing Agent is hereby authorized to purchase the item below in accordance with the Cooperative Purchasing Agreement as described above.

Item	Price Per Gallon (Bulk Deliveries 1500 gallons minimum)
Liquid Caustic 25% - Sodium Hydroxide Liquid	\$2.968/gallon

Minimum gallon quantity = 4,000  
Maximum gallon quantity = 15,000

**BE IT FURTHER RESOLVED**, that the appropriate Township officials are authorized to execute the necessary contracts and purchase orders.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

CHIEF FINANCIAL OFFICER'S CERTIFICATION

I, Karen DeNave, Chief Financial Officer of the Township of Warren, hereby certify that adequate funds are available for the above referenced purchase. Monies are available in Account No. 3-05-55-502-6202.

Dated: June 16, 2023

Karen DeNave  
Chief Financial Officer

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-163  
LEAD GRANT ASSISTANCE PROGRAM**

**WHEREAS**, effective July 22, 2022, the Legislature enacted P.L. 2021, c. 182, “An Act concerning certain lead-based paint hazard, and residential rental property, and establishing lead-based paint hazard programs, supplementing P.L. 2003, c. 311 (C. 52:27D-437.1 et al.) amending various parts of the statutory law, and making an appropriation;” and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-437.16(b)(1), a municipality that maintains a permanent local agency for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, is required to inspect for lead-based paint hazards in certain specified single-family, two-family, and multiple rental dwellings, at the time periods set forth in the statute; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-437.16(b)(2) a municipality that does not maintain such a permanent local agency must hire a lead evaluation contractor, certified to provide lead paint inspection services by DCA, or enter a shared services agreement as permitted by law, for the purpose of conducting the inspections for lead-based paint hazards; and

**WHEREAS**, Pursuant to Section 9 of P.L. 2021, c. 182, the State of New Jersey has allocated the sum of \$3,900,000 to effectuate the purposes of P.L. 2021, c. 182 (C. 52:27D-437.16). Further, pursuant to the FY 2023 Appropriations Act (P.L. 2022, Chapter 49), DCA received a grant-in-aid amount of \$3,900,000 for P.L. 2021, c. 182, for a total of \$7,800,000 in appropriations to effectuate the purpose of the Act.

**WHEREAS**, DCA has allocated \$7,000,000 of this appropriation to the development of the Lead Grant Assistance Program (“LGAP”) for the issuance of grant funds to municipalities for the purpose of assisting in municipal compliance with P.L. 2021, c. 182.

**WHEREAS**, the Division of Local Government Services (DLGS), within DCA, administers the LGAP; and

**WHEREAS**, the LGAP exists to provide funding to help off-set the costs to municipalities to provide the required inspections at stipulated times of certain single-family, two-family, and multiple rental dwelling units for lead-based paint hazards, pursuant to P.L. 2021, c. 182; and

**WHEREAS**, an authorized municipal officer must execute the attached grant agreement in order to receive LGAP funding.

**NOW, THEREFORE, BE IT RESOLVED**, the Governing Body of the Township of Warren does hereby authorize the Mayor to sign the attached grant agreement, and thus bind the Township of Warren to the grant agreement’s terms in order to receive the \$2,600.00 grant from the DLGS;

**CERTIFICATION**

I, CATHY REESE, TOWNSHIP CLERK of the TOWNSHIP OF WARREN in the County of SOMERSET, and the State of New Jersey do hereby Certify that the foregoing Resolution is a true copy of the Original Resolution duly passed and adopted by a majority of the full membership of the TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WARREN at its meeting of JUNE 15, 2023.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-164**

**AUTHORIZE COBRA ADMINISTRATION AGREEMENT WITH GENTE**

**WHEREAS**, the Township of Warren and the plan administrator of the group health plans are required to perform certain duties under the Group Health Plan Provisions of the Consolidated Omnibus Budget Reconciliation Act of 1985, as amended (COBRA); and

**WHEREAS**, Delta Dental has selected Gente, 122 Parish Drive, Wayne, NJ 07470, to administer COBRA for those customers requiring those services; and

**WHEREAS**, utilizing Gente for this service is in the best interest of administering COBRA for employees with dental coverage.

**NOW THEREFORE BE IT RESOLVED**, in consideration of the contract attached herein listed as Exhibit A:

1. The Mayor and Township Clerk are hereby authorized to execute a Contract, Exhibit A, with Gente.
2. The Business Disclosure Entity Certification shall be placed on file with this Resolution.
3. The Chief Financial Officer certifies that funds to pay for this Contract at a maximum dollar amount of Two Thousand Five Hundred (\$2,500.00) dollars are available in Account No.3-01-20-100-6102. A Certification of Available Funds shall be provided by the Chief Financial Officer and is attached hereto and made a part hereof.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-165**

**AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE TOWNSHIP OF WARREN  
AND THE PURCHASING COOPERATIVE OF AMERICA**

**WHEREAS**, the Township of Warren has determined that it would be advantageous to enter into an Interlocal Agreement under the Interlocal Services Act, N.J.S.A. 40:8A-1 et seq., with Purchasing Cooperative of America for the purposes of collective purchasing for larger discounts; and

**WHEREAS**, the Township Administrator has recommended entering into such Interlocal Agreement, as there is no fee to join or use PCA contracts.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, County of Somerset, and State of New Jersey that the Township is authorized to enter into the Interlocal Agreement with the Purchasing Cooperative of America for purchasing.

**BE IT THEREFORE RESOLVED** that the Mayor and Township Clerk are authorized to execute the attached Agreement after same is approved by the Township Attorney.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-166**

**Resolution concerning the Transfer of Interests in WARREN LIHTC Urban Renewal,  
LLC to an affiliate of Conifer Realty, LLC for the Development of Affordable Housing  
Block 114, Lot 22.03**

**WHEREAS**, by Resolution No. 2018-46, adopted on January 25, 2018, pursuant to the New Jersey Local Redevelopment Law, N.J.S.A. 40A:12A-1 (the “**LRHL**”), the Warren Township Committee (the “**Township Committee**”) designated PIRHL Acquisitions, LLC (“**PIRHL**”) as the redeveloper for property (the “**Property**”) designated as Block 114, Lot 22.03 as shown on the Tax Map of the Township of Warren; and

**WHEREAS**, Resolution No. 2018-46 further authorized the execution of a Redevelopment Agreement between the Township and PIRHL for the construction of eighty (80) units of affordable rental housing (the “**Project**”) on the Property; and

**WHEREAS**, the Township and PIRHL entered into that certain Redevelopment Agreement, dated February 1, 2018, as amended by the First Amendment to the Redevelopment Agreement, dated July 12, 2018 (collectively, the “**Original Redevelopment Agreement**”); and

**WHEREAS**, the Township Committee adopted Resolution No. 2022-158 on July 15, 2020 which designated Warren LIHTC Urban Renewal (“**Redeveloper**”) as the successor Redeveloper to PIRHL of the Property and the Project; and

**WHEREAS**, the Township and Redeveloper entered into an Agreement for Payments in Lieu of Taxes for the Project, dated May 10, 2019 (the “**Financial Agreement**”) pursuant to the New Jersey Housing and Mortgage Financing Agency Law of 1983, N.J.S.A. 55:14K-1 et seq. (“**HMFA Law**”); and

**WHEREAS**, Redeveloper and the Township entered into an Amended and Restated Redeveloper Agreement, dated July 16, 2020 (the “**Amended Redeveloper Agreement**”); and

**WHEREAS**, Redeveloper is owned by PIRHL Warren MM, LLC, an entity related to PIRHL, and Boston Capital 481 Affordable Housing Fund II; and

**WHEREAS**, PIRHL Warren MM, LLC seeks to transfer its ownership interest in Redeveloper (the “**Transfer**”) to Conifer Warren GP, LLC (“**Conifer**”), an affiliate of Conifer Realty, LLC and a project-specific, wholly-owned subsidiary thereof; and

**WHEREAS**, in light of the proposed Transfer, the Township Committee authorized Resolution No. 2023-167 to amend the Amended Redeveloper Agreement and through execution of the First Amendment to the Amended Redeveloper Agreement to, among other updates related to the Project, permit the Transfer; and

**WHEREAS**, the First Amendment to the Amended Redeveloper Agreement at Section 4 permits the transfer of the Project and/or interests in the Redeveloper upon written notice to the Township and with Township consent, which will not be unreasonably withheld if the transferee has sufficient experience or net worth to operate the Project in a manner satisfactory to the Township, and subject to the transferee agreeing to keep all covenants and agreements contained therein; and



**WHEREAS**, the Financial Agreement at Section 7(b) permits the Project to be sold or transferred with the prior written consent of the Township, which consent shall not be unreasonably withheld, if the transferee has sufficient experience or net worth to operate the Project in a manner satisfactory to the Township and the transferee agrees to keep all covenants and agreements contained in the Financial Agreement, Deed Restriction and Regulatory Agreement and assumes the Agency Mortgage and qualifies under HFMA Law; and

**WHEREAS**, PIRHL has provided correspondence notifying the Township of the proposed Transfer; and

**WHEREAS**, the Township has determined that Conifer has sufficient experience and net worth to cause Developer to continue to operate the Project in a manner satisfactory to the Township.

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

1. The Township hereby acknowledges and consents to the transfer of PIRHL Warren MM, LLC’s interests in Redeveloper to Conifer. Notwithstanding the foregoing, PIRHL Warren MM, LLC may elect to proceed with the Transfer in its sole and absolute discretion, and this Resolution does not obligate PIRHL to proceed with the Transfer.
2. Until the effective date of the Transfer, the current ownership of Redeveloper remains approved by the Township.
3. All conditions, covenants and agreements of the Financial Agreement and the Amended and Restated Redeveloper Agreement, as amended by the First Amendment to the Amended and Restated Redeveloper Agreement remain in full force and effect, and should the Transfer occur, such conditions, covenants, and agreements shall remain in full force and effect.
4. It is the expectation of the Township that Conifer will, after the Transfer described herein, will cause Redeveloper to comply with all obligations of the Redeveloper in the Financial Agreement, and the Amended and the Restated Redeveloper Agreement, as amended by the First Amendment to the Amended and Restated Redeveloper Agreement, and to be subject to all covenants and agreements contained therein
5. This resolution shall take effect immediately.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-167**

**AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE AMENDED  
AND RESTATED REDEVELOPER AGREEMENT**

**WHEREAS**, by Resolution No. 2018-46 (the “**Resolution**”), adopted on January 25, 2018, pursuant to the New Jersey Local Redevelopment Law, N.J.S.A. 40A:12A-1 (the “**LRHL**”), the Warren Township Committee designated PIRHL Acquisitions, LLC (“**PIRHL**”) as the redeveloper for property (the “**Property**”) designated as Block 114, Lot 22.03 as shown on the Tax Map of the Township of Warren; and

**WHEREAS**, the Resolution further authorized the execution of a Redevelopment Agreement between the Township and PIRHL for the construction of eighty (80) units of affordable rental housing (the “**Project**”) on the Property; and

**WHEREAS**, the Township and PIRHL entered into a Redevelopment Agreement dated February 1, 2018 as amended by that certain First Amendment to the Redevelopment Agreement, dated July 12, 2018 (collectively, the “**Original Redevelopment Agreement**”); and

**WHEREAS**, the Township and Warren LIHTC Urban Renewal, LLC (“**Redeveloper**”) entered into an Agreement for Payments in Lieu of Taxes for the Project, dated May 10, 2019 (the “**Financial Agreement**”) pursuant to the New Jersey Housing and Mortgage Financing Agency Law of 1983, N.J.S.A. 55:14K-1 et seq. (“**HMFA Law**”); and

**WHEREAS**, the Township Committee adopted Resolution No. 2022-158 on July 15, 2020 which designated Redeveloper as the successor redeveloper to PIRHL of the Property and the Project; and

**WHEREAS**, Redeveloper and the Township entered into an Amended and Restated Redeveloper Agreement, dated July 16, 2020 (the “**Amended Redeveloper Agreement**”); and

**WHEREAS**, Redeveloper is owned by Boston Capital 481 Affordable Housing Fund II and PIRHL Warren MM, LLC, an entity related to PIRHL; and

**WHEREAS**, PIRHL Warren MM, LLC seeks to transfer its interest in Redeveloper to Conifer Warren GP, LLC (“**Conifer**”), an affiliate of Conifer Realty, LLC and a project-specific, wholly-owned subsidiary thereof; and

**WHEREAS**, in light of the proposed transfer in interest in the Redeveloper, it is necessary to amend the Amended Redeveloper Agreement (the “**Required Amendments**”); and

**WHEREAS**, the Required Amendments address, among other items, a payment schedule for the repayment of Two Hundred Fifty-Four Thousand Seven Hundred and Eighty-Six Dollars and Thirty-One Cents (\$254,786.31) from Redeveloper to the Township to be paid in increments over 16 years for costs associated with the installation of sewer infrastructure at the Project; and

**WHEREAS**, the Required Amendments additionally set the standard for the transfer to Conifer of the interest in Redeveloper; and

**WHEREAS**, the Required Amendments also address the continuing obligation of the Township as to continued bus service at the Project; and

**WHEREAS**, as related to continued bus service, the Township Committee adopted Resolution 2018-126 on June 14, 2018 and Ordinance 19-41 on August 15, 2019 establishing a new bus route and bus service for residents of the Project; and

**WHEREAS**, the Township Committee adopted Resolution 2018-172, authorizing the Township to enter into Bus Lease Agreement with Special Needs Residence, LLC (“**Special Needs Residence**”), dated July 12, 2018, as amended by the First Amendment to the Bus Lease Agreement, dated July 19, 2019, in which Special Needs Residence agreed to provide regularly scheduled bus transportation to the Project with a designated stop at the Property (collectively, the “**Bus Lease Agreement**”); and

**WHEREAS**, Section 8 of the Bus Lease Agreement requires the Township to pay the liability insurance associated with the bus service to be provided by Special Needs Residence; and

**WHEREAS**, Redeveloper is not a party to the Bus Lease Agreement and the Required Amendments memorialize the continued responsibility the Township to pay the required insurance along with an agreed upon yearly stipend to Redeveloper of \$3,000, as adjusted each year for inflation, to offset the cost of providing bus service through Special Needs Residence; and

**WHEREAS**, the Township Committee desires to authorize the execution of a First Amendment to the Amended Redeveloper Agreement with Redeveloper in order to memorialize the terms and conditions of the Required Amendments, subject, however, to Township Attorney review and approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, that the Mayor and Township Clerk are hereby authorized to execute the First Amendment to the Amended and Restated Redeveloper Agreement on behalf of the Township to memorialize the terms and conditions of the Required Amendments, subject, however, to the Township Attorney’s review and approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-168**

**APPROVING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE  
BUDGET RECEIVED FROM THE DEPARTMENT OF COMMUNITY AFFAIRS FOR  
THE LEAD GRANT ASSISTANCE PROGRAM (LGAP) IN THE AMOUNT OF \$2,600.00**

**WHEREAS**, On October 6, 2022, DLGS as part of the DLGS Best Practices Inventory [1], requested each municipality to answer whether the municipality would be interested in receiving this funding. Municipalities responded with yes or no. Some did not respond at all. Based on this, DCA determined to provide funding only to municipalities that either responded affirmatively or failed to indicate whether they would be interested in receiving this funding and take the further steps required to receive the grant. Municipalities that indicated they would not be interested in this funding will not be eligible for funding for this current round of funding under the LGAP program; and

**WHEREAS**, Grant allocation estimates have been determined for each such eligible municipality based on the number of renter-occupied one and two-family housing units constructed before 1980, as reported by property owners to the Census Bureau in the American Community Survey from 2017 to 2021. These units closely align with the type of properties subject to inspection under P.L 2021, c. 182; and

**WHEREAS**, Warren Township has been advised that it is eligible for \$2,600.00 in grant funds for assisting in administering lead inspection requirements; and

**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 any item of appropriation for equal amount; and

**WHEREAS**, the Township of Warren has received funding from the Department of Community Affairs for the LGAP, based on the survey referenced above and the allocation estimates determined by the Department of Community Affairs.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, 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 2023 in the sum of \$2,600.00, to be received from the Department of Community Affairs under the title LGAP Grant Funding; and

**BE IT FURTHER RESOLVED** that a like sum of \$2,600.00 be appropriated under the title “LGAP program.”

**BE IT FURTHER RESOLVED** that the Township Clerk and Chief Financial Officer are authorized to execute and forward the Director of the Division of Local Government Services the appropriate documentation required for the Director’s approval.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-169  
RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE  
July 1, 2023 – June 30, 2024**

**WHEREAS**, the Plenary Retail Distribution Liquor License Renewal Application for the following is complete in all respects and the applicants are qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws and regulations;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, County of Somerset, that these Plenary Retail Distribution Liquor Licenses are renewed for the year beginning July 1, 2023 ending June 30, 2024, for the following named corporations and premises hereinafter set out and the Township Clerk is hereby authorized to issue and deliver such renewal license:

1820-44-008-004                      Warren Liquor Saver, Inc.  
t/a Wine Central  
177 Washington Valley Rd.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

**CERTIFICATION**

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-171**

**RESOLUTION CONCERNING THE EXECUTION OF AN ESTOPPEL CERTIFICATE  
IN CONNECTION WITH THE TRANSFER OF INTERESTS IN WARREN LIHTC  
URBAN RENEWAL, LLC TO AN AFFILIATE OF CONIFER REALTY, LLC**

**WHEREAS**, by Resolution No. 2018-46, adopted on January 25, 2018, pursuant to the New Jersey Local Redevelopment Law, N.J.S.A. 40A:12A-1 (the “**LRHL**”), the Warren Township Committee (the “**Township Committee**”) designated PIRHL Acquisitions, LLC (“**PIRHL**”) as the redeveloper for property (the “**Property**”) designated as Block 114, Lot 22.03 as shown on the Tax Map of the Township of Warren; and

**WHEREAS**, Resolution No. 2018-46 further authorized the execution of a Redevelopment Agreement between the Township and PIRHL for the construction of eighty (80) units of affordable rental housing (the “**Project**”) on the Property; and

**WHEREAS**, the Township and PIRHL entered into that certain Redevelopment Agreement, dated February 1, 2018, as amended by the First Amendment to the Redevelopment Agreement, dated July 12, 2018 (collectively, the “**Original Redevelopment Agreement**”); and

**WHEREAS**, the Township Committee adopted Resolution No. 2022-158 on July 15, 2020 which designated Warren LIHTC Urban Renewal (“**Redeveloper**”) as the successor Redeveloper to PIRHL of the Property and the Project; and

**WHEREAS**, the Township and Redeveloper entered into an Agreement for Payments in Lieu of Taxes for the Project, dated May 10, 2019 (the “**Financial Agreement**”) pursuant to the New Jersey Housing and Mortgage Financing Agency Law of 1983, N.J.S.A. 55:14K-1 et seq. (“**HMFA Law**”); and

**WHEREAS**, Redeveloper and the Township entered into an Amended and Restated Redeveloper Agreement, dated July 16, 2020 (the “**Amended Redeveloper Agreement**”); and

**WHEREAS**, Redeveloper is owned by PIRHL Warren MM, LLC, an entity related to PIRHL, and Boston Capital 481 Affordable Housing Fund II; and

**WHEREAS**, PIRHL Warren MM, LLC seeks to transfer its ownership interest in Redeveloper (the “**Transfer**”) to Conifer Warren GP, LLC (“**Conifer**”), an affiliate of Conifer Realty, LLC and a project-specific, wholly-owned subsidiary thereof; and

**WHEREAS**, in light of the proposed Transfer, the Township Committee authorized Resolution No. \_\_\_\_ to amend the Amended Redeveloper Agreement and through execution of the First Amendment to the Amended Redeveloper Agreement to, among other updates related to the Project, permit the Transfer; and



**WHEREAS**, in light of the proposed Transfer, the Township Committee authorized Resolution No. \_\_\_\_\_ consenting to the Transfer contemplated herein.

**WHEREAS**, Conifer has requested an Estoppel Certificate to ensure the following documents are in full force and effect and have not been modified, amended, or supplemented: (a) Redevelopment Agreement by and between PIRHL Acquisitions, LLC and the Township of Warren, executed February 1, 2018; (b) First Amendment to the Redevelopment Agreement by and between Warren LIHTC Urban Renewal, LLC and the Township of Warren, executed July 12, 2018; (c) Amended and Restated Redevelopment Agreement, by and between Warren LIHTC Urban Renewal, LLC and the Township of Warren, executed July 16, 2020; (d) Resolution of the Township of Warren permitting the execution of the First Amendment to the Amended and Restated Redevelopment Agreement, dated June 2023; (e) First Amendment to the Amended and Restated Redevelopment Agreement, by and between Warren LIHTC Urban Renewal, LLC and the Township of Warren, dated June 2023; (f) Agreement For Payment In Lieu of Taxes (PILOT), by and between Warren LIHTC Urban, Renewal, LLC and the Township of Warren, executed May 10, 2019; (g) Detention Basin Drainage and Access Easement with Warren LIHTC Urban Renewal, LLC as Grantor and the Township of Warren as Grantee, executed October 2, 2020 and recorded in the Somerset County Clerk's Office in Deed Book 7259, Page 1120; (h) Loan Agreement, by and between Warren LIHTC Urban Renewal, LLC and the Township of Warren, dated October 9, 2020; (i) Deed of Declaration by Warren LIHTC Urban Renewal, LLC, executed on October 3, 2022 and recorded in the Somerset County Clerk's Office in Deed Book 7475, Pages 2292-2294 on October 18, 2022; (j) Resolution of the Township of Warren Concerning the Transfer of Interests in Warren LIHTC Urban Renewal, LLC to an Affiliate of Conifer Realty, LLC for the Development of Affordable Housing on Block 114, Lot 22.03, dated June 2023. (the "**Township Documents**").

**WHEREAS**, Conifer has also requested the Estoppel Certificate to confirm Redeveloper is not in violation, breach, or default of any of the terms or conditions of the Township Documents.

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

1. The Township is hereby authorized to execute the Estoppel Certificate as to the Township Documents.
2. The Township acknowledges the Township Documents are in full force and effect and have not been modified, amended, or supplemented and further acknowledge that Redeveloper is not in violation, breach, or default of any of the terms or conditions of the Township Documents
3. This resolution shall take effect immediately.

ATTEST:

By: \_\_\_\_\_  
Gary P. DiNardo, Mayor

By: \_\_\_\_\_  
Cathy Reese, RMC, Clerk

Adopted: June 15, 2023

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION 2023-172**

**APPROVING THE LIEUTENANT’S PROMOTION ELIGIBILITY LIST AND  
APPOINTING SERGEANT ROBERT FERREIRO AND SERGEANT RONALD ROSELLI TO  
THE RANK OF LIEUTENANT, GRADE 2 IN THE POLICE DEPARTMENT**

**WHEREAS**, the Township Committee established procedures and agreed to promote Sergeants of the Warren Township Police Department to the rank of Lieutenant in accordance with Resolution No. 2023-121, and recorded in the minutes of the April 20, 2023 Township Committee meeting; and

**WHEREAS**, the Township Committee conducted its interviews in accordance with the testing process on June 13, 2023; and

**WHEREAS**, the Township Committee has determined that only the first three positions of the eligibility list, determined through the testing process, will be posted; and

**WHEREAS**, the entire eligibility list will be filed in the Office of the Township Administrator and the Chief of Police; and

**WHEREAS**, the following are the three finalists on the eligibility list determined pursuant to the aforementioned approved procedure:

1. Robert Ferreiro
2. Ronald Roselli
3. A. Mathew Saum

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Warren, that the following promotions to Lieutenant 2<sup>nd</sup> Grade are hereby authorized.

Robert Ferreiro	<u>Effective</u> June 19, 2023
Ronald Roselli	June 19, 2023

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-173  
PROMOTION OF POLICE DEPARTMENT PERSONNEL**

**BE IT RESOLVED** by the Township Committee of the Township of Warren, in the County of Somerset, New Jersey, that the following promotions are hereby authorized.

<b>NAME</b>	<b>Promotion to</b>	<b>Effective</b>
Officer Luke Masterson	Officer Grade 4	July 1, 2023
Officer Kevin Olah	Officer Grade 4	July 1, 2023

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk

**TOWNSHIP OF WARREN  
 RESOLUTION NO. 2023-174  
 RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE  
 POCKET LICENSES  
 July 1, 2023 – June 30, 2024**

**WHEREAS**, the Plenary Retail Consumption Liquor License renewal application of Lee, Katie Singju, for liquor license #1820-33-006-008 has been submitted and is complete in all respects; and

**WHEREAS**, the N.J. Division of Alcoholic Beverage Control has issued a Special Ruling dated November 9, 2020 for renewal of this liquor license for the 2023-2024 license terms and the Township Committee concurs with the N.J. Division of ABC ruling;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, County of Somerset, that the Plenary Retail Consumption Liquor License of Lee, Katie Singju is renewed for the year beginning July 1, 2023, with the following condition:

Liquor License #1820-33-006-008  
 Katie Singju

Certificate shall be retained by the Township Clerk until such time as suitable premises in the Township of Warren is obtained.

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby directed to transmit a certified true copy of this resolution to the Director of the Division of Alcoholic Beverage Control.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
	X	LONTAI	X			
		SORDILLO	X			
		LAZO	X			
X		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
 Township Clerk

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-175**

**EXTENSION OF OUTDOOR DINING, LIMITED SALES AND EXERCISE CLASSES  
WITHIN CERTAIN MUNICIPAL PARKS AND AREAS ADJACENT TO THE  
FITNESS OR WELLNESS BUSINESS THROUGH NOVEMBER 30, 2024**

**WHEREAS**, New Jersey's Governor Murphy, signed into law on February 21, 2021, the extension of outdoor dining as stipulated in S-2364, until November 30, 2024

**WHEREAS**, the Township Committee has had several resolutions extending outdoor dining as early as 2020 with the last extension issued by Resolution 2021-284 on November 18, 2021 extending the outdoor dining to July 31, 2022; and

**WHEREAS**, the Township Committee wishes to coordinate the Township's Resolution to match the Governor's extension to November 30, 2024.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Warren, County of Somerset and State of New Jersey that it does hereby extend the continued outdoor dining through November 30, 2024.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
X		CROSON	X			
		LONTAI	X			
		SORDILLO	X			
	X	LAZO	X			
		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on June 15, 2023.

Cathy Reese, RMC  
Township Clerk