

HOLLAND TOWNSHIP COMMITTEE
REGULAR MEETING AGENDA
April 16, 2024

MEETING CALLED TO ORDER

If you haven't already done so, please turn off or silence all electronic equipment

Roll Call: when your name is called, please respond with "present"

Committeeman Duane Young
Committeewoman Lisa Pezzano
Deputy Mayor Scott Wilhelm
Committeeman Robert Thurgarland
Mayor Dan Bush
Attorney Matthew Lyons
Municipal Clerk Melissa Tigar

FLAG SALUTE

"At this time, I would like to invite the audience to join the Committee in reciting the Pledge of Allegiance"

CLERK READS OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was given pursuant to the open public meeting act, by the Municipal Clerk on **December 14, 2023** by:

- 1) posting such notice on the bulletin board at the municipal building and on the Township website
- 2) mailing the same to the Hunterdon County Democrat and the Express-Times.

ZOOM INFORMATION:

Township Committee is inviting you to a scheduled Zoom meeting.

Topic: Township Committee

Time: April 16, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/7480301411?pwd=dWgzaU91TXhjdFk5eWJmNPcGUxdz09&omn=83233173932>

Meeting ID: 748 030 1411

Passcode: 951148

One tap mobile

+13052241968, 7480301411#, *951148# US

APPROVAL OF MINUTES OF THE: April 2, 2024 Regular Meeting

APPROVAL OF BILLS AS SUBMITTED

Holland Township

Bill List

16-Apr-24

Check#	Vendor	Description	Payment	Check Total
35383	ALLEGRO ENTERPRISES, INC.	Water Bottle Services	\$ 39.45	
		March 2024 Delivery - Municipal Bldg	\$ 39.45	
		RRCC Water Delivery	\$ 32.06	\$ 110.96
35384	ANDREA ROBALINO	REFUND SUMMER CAMP XL PROGRAM	\$ 77.91	\$ 77.91
35385	ANIMAL CONTROL SOLUTIONS LLC	24 Hour Animal Control Coverage 2024	\$ 1,040.00	
		April Kenneling and Emergency Vet Care	\$ 125.00	\$ 1,165.00
35386	APRIL CALISE	REFUND SUMMER CAMP XL PROGRAM	\$ 159.00	\$ 159.00
35387	AQUA NEW JERSEY	1st QRT 2024	\$ 3,842.25	\$ 3,842.25

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35388	AQUA NEW JERSEY	001037094 0748928 910 Milford Warren Glen	\$	321.32	\$	321.32
35389	AQUA NEW JERSEY	Fox Hill 001037164 0748991	\$	379.92	\$	379.92
35390	AT&T MOBILITY	2/27/24 - 3/26/24	\$	1,257.00	\$	1,257.00
35391	Bedard Kurowicki & Co CPA'S PC	2023 AUDIT/AID IN 2024 BUDGET PREP/ANNUA	\$	10,000.00	\$	10,000.00
35392	CERTAPRO PAINTERS OF HUNT CNTY	PAINTING RRCC GYMNASIUM	\$	31,302.01	\$	31,302.01
35393	CLEMENS UNIFORM	Mats for Municipal Building	\$	43.41	\$	43.41
35394	COLLIERS ENGINEERING & DESIGN INC	OLD RIVER ROAD IMPROVEMENTS	\$	12,158.63	\$	12,158.63
35395	COOPER ELECTRICAL SUPPLY	Breakers for Case Field Electric	\$	92.38	\$	92.38
35396	COUNTY OF HUNTERDON	ENVELOPES 4,000 qty	\$	360.00	\$	360.00
35397	COUNTY OF HUNTERDON	Event Signs for Egg Hunt	\$	170.00	\$	170.00
35398	Dana Wiatroski	Pickleball Clinic April, 2024	\$	450.00	\$	450.00
35399	Daxko LLC	Daxko Software April 2024	\$	826.14	\$	826.14
35400	DELAWARE VALLEY REG. HIGH SCHOOL	Tax Payments 2023/2024	\$	838,547.00	\$	838,547.00
35401	Direct Energy Business	129 Spring Mills Rd Account 1294415	\$	8.43		
		Acct 1294540 Meter G21049495	\$	14.71		
		Account 1294535 129 Spring Mills Road	\$	60.12		
		Account # 1294537 129 SPRING MILLS ROAD	\$	106.83		
		Electric Service 910 Milford Warren Glen	\$	260.82		
		Account 1294539 910 Milford Warren Glen	\$	4,740.28		
		Account 1294536	\$	256.67	\$	5,447.86
35402	EASTON BLOCK & SUPPLY	Asphalt Reclamation	\$	77.20	\$	77.20
35403	ENTERPRISE ELECTRICAL INC	Electrical Work- Municipal Building- Ele	\$	350.00	\$	350.00
35404	ERIC BERNSTEIN	PB HK B24 L 3 13 review thru 040124 Atto	\$	196.00		
		PB Holland Solar Farm B2 L1 02 services	\$	1,848.00		
		LUB Misc General Matters	\$	42.00		
		LUB Lapczynski B26 L 27 review thru 0401	\$	98.00	\$	2,184.00
35405	GEBHARDT & KIEFER, P.C.	MARCH 2024 - GENERAL	\$	3,221.00	\$	3,221.00
35406	GEBHARDT & KIEFER, P.C.	Holland Mt Laurel Affordable 030124-0331	\$	124.59	\$	124.59
35407	GoTo Communications Inc	RRCC Telephone Service	\$	149.84	\$	149.84
35408	GRAINGER	Thermostat Box	\$	56.70		
		Caster's for chair cart	\$	74.16	\$	130.86
35409	GRIFFITH-ALLIED TRUCKING	Police/DPW Gas	\$	1,031.11	\$	1,031.11
35410	GROUND EARTH YOGA LLC	Yoga March 2024	\$	385.00	\$	385.00
35411	HEATHER MC COLLUM HOLLAND TOWNSHIP BOARD OF EDUCATION	REFUND SUMMER CAMP XL PROGRAM	\$	318.00	\$	318.00
35412		Tax Payments 2024 -3/24	\$	1,759,373.30	\$	1,759,373.30
35413	HOOVER TRUCK CENTERS INC	Transmission Shift Circuit Board - TRK 0	\$	104.69	\$	104.69
35414	HUNTERDON COUNTY CLERK	Recording Fee Discharge of Mortgage	\$	8.00	\$	8.00
35415	J C Ehrlich Co Inc	Commercial Pest Maintenance Service April	\$	225.30	\$	225.30
35416	JAKE LANGREDER	2024 Clothing Allowance per Union Contra	\$	164.95	\$	164.95
35417	JERSEY CENTRAL POWER & LIGHT	100 029 305 644 - 12/20/23 - 3/20/24 A	\$	1,872.19	\$	1,872.19
35418	JERSEY CENTRAL POWER & LIGHT	100 004 556468	\$	350.87	\$	350.87
35419	JERSEY CENTRAL POWER & LIGHT	100 004 557 474	\$	76.05	\$	76.05
35420	JESSICA DULIN-SOTO	Yoga March 2024	\$	660.00	\$	660.00
35421	KELLY VOGT	REFUND SUMMER CAMP	\$	159.00	\$	159.00
35422	Kyle McManus Associates LLC	PB Holland Solar Farm B2 L1 02 services	\$	955.50	\$	955.50
35423	Language Line Services Inc	EC Osakame Sign project translation	\$	272.03	\$	272.03
35424	LDI Connect	1/11/24 - 04/10/24 COPIERS-PD AND CLERK	\$	277.68	\$	277.68
35425	LMR DISPOSAL	Recycling Dumpster	\$	1,319.20	\$	1,319.20
35426	MELANIE WOROB	Fitness Classes March 2024	\$	960.00	\$	960.00
35427	MILFORD/FRENCHTOWN AUTO PARTS	Fittings for Fleet Vehicle Repairs	\$	178.48	\$	178.48
35428	MONIKA ISZCZEK	REFUND SUMMER CAMP XL PROGRAM	\$	159.00	\$	159.00
35429	MONINGHOFF APPLIANCE & SUPPLY CORP	Misc. Building & Maintenance Materials	\$	126.10	\$	126.10
35430	National Emergency Number Association	2024 NENA MEMBERSHIP RENEWAL	\$	147.00	\$	147.00
35431	NJ DEPT OF HEALTH & SENIOR SERVICES	Mar-24	\$	389.40	\$	389.40
35432	ONE CALL CONCEPTS, INC.	Markout Service	\$	11.44	\$	11.44
35433	PRECISION AUTOMOTIVE & DIESEL INC	2014 F550 DEF System Repair	\$	7,122.77	\$	7,122.77

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35434	Promed Office Cleaners LLC	Cleaning RRCC Fitness Center March 2024	\$ 240.00	\$ 240.00
35435	R & L DATACENTERS, INC.	MAR 24 PAYROLL	\$ 562.60	\$ 562.60
35436	RTG 2, LLC	Recycling of Wood Debris	\$ 2,400.00	\$ 2,400.00
35437	SANICO, INC.	APRIL 2024 - Acct #201944	\$ 115.56	
		MARCH 2024 - Acct #201746 3/1-3/31	\$ 22.00	
		MAR 2024 - Acct #201688	\$ 193.16	
		APRIL 2024 Account 101037	\$ 116.78	\$ 447.50
35438	SCHOLL & WHITTESEY	Mar-24	\$ 75.00	\$ 75.00
35439	SERVICE ELECTRIC CABLE TV, INC	Cable/Internet for RRCC	\$ 212.41	\$ 212.41
35440	SPRING MILLS VETERINARY HOSPITAL	Holland Township Free Rabies Clinic 2024	\$ 377.50	\$ 377.50
35441	STAPLES BUSINESS ADVANTAGE	Toner/Tape	\$ 91.19	\$ 91.19
35442	Supreme Heating & Air Conditioning	Fix Temperature Sensors	\$ 926.00	\$ 926.00
35443	SUZANNE LIEB	REFUND SUMMER CAMP XL PROGRAM 15-10 ADDITIONAL WORK NEEDED TO BE PERFO	\$ 209.00	\$ 209.00
35444	SWAMPS AUTOWORKS INC		\$ 397.13	\$ 397.13
35445	TAMATHA ISENBERG	Yoga Flow March 2024	\$ 110.00	\$ 110.00
35446	THERESA VERDI	Cleaning services at Municipal Building	\$ 500.00	
		Cleaning RRCC March 18 - March 29	\$ 480.00	\$ 980.00
35447	TRIFLEX IT SOLUTIONS, LLC	Backup and Disaster Recovery: BDR- Municipal Apr-24	\$ 425.00 \$ 149.99	
		OFFSITE BACKUP BARRACUDA BACKUP SERVICE	\$ 399.00	
		Email Protection	\$ 154.00	\$ 1,127.99
35448	VERIZON	MAR 2024 BILLING	\$ 67.19	
		MAR 2024 BILLING	\$ 1,854.78	\$ 1,921.97
35449	WB Mason Co Inc	Paper Towels, Hand Soap, Tissues	\$ 467.28	
		Cleaning Supplies	\$ 190.10	\$ 657.38
35450	WILSON PRODUCTS	Propane for Recycling Center	\$ 36.75	\$ 36.75
35451	WINDOW GENIE	Clean Windows & Mirrors in Fitness Center	\$ 275.00	\$ 275.00
TOTALS:			\$ 2,700,642.76	\$ 2,700,642.76
35290	National Emergency Number Association	Wrong Vendor used for check REISSUED	\$ (147.00)	\$ (147.00)
35324	Circus Time Amusements	Event cancelled	\$ (600.00)	\$ (600.00)
TOTALS:			\$ (747.00)	\$ (747.00)
TOTAL BILL LIST 4/16/2024			\$ 2,699,895.76	\$ 2,699,895.76

REMINDER/ANNOUNCEMENT

Holland Township Environmental Commission will host a speakers series on, How to Plant Trees, April 24, 2024 at 7pm at the Riegel Ridge Library Room.

The Town Wide Community Yard Sale Sponsored by The Holland Township Volunteer Fire Co. Will be held Saturday, May 4th, 8am-1pm with a rain date of Sunday May 5th.

LIAISON REPORTS

Mr. Bush ~

Approval to waive fee associated with a zoning permit for the placement of a 12 x 20 shed at 971 Milford Warren Glen Road. (Holland Township Volunteer Fire Company)

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NEW BUSINESS FROM TOWNSHIP COMMITTEE

-**APPROVAL** to waive fees associated with a zoning permit for the placement of a 12 x 20 shed at 971 Milford Warren Glen Road. (Holland Township Volunteer Fire Company)

-**APPROVAL** for Mayor to sign Johnson Control Fire Protection renewal contract for RRCC for \$3,235.93

-**RESOLUTION**

**AMENDED Resolution Authorizing the Subordination of a Mortgage Between
The Township of Holland to Madeline Lozowski**

WHEREAS, on or about February 13, 2013, Madeline Lozowski (Borrower) made a mortgage to the Township of Holland for property located at Block 1.01, Lot 5 and known as 2110 Milford-Warren Glen Road, Bloomsbury, New Jersey 08804-2033, said mortgage being filed the Hunterdon County Clerk's Office on September 10, 2013 in Mortgage Book 3790 at Page 76 which mortgage was second and subordinate to a First Mortgage between Borrower and her mortgage lender; and,

WHEREAS, such Mortgage between Borrower and the Township was amended by a Mortgage dated October 22, 2013 and recorded in the Hunterdon County Clerk's Office on December 5, 2013 in Mortgage Book 3806 at Page 125; and

WHEREAS, in or about October 2020, Borrower sought to refinance her First Mortgage with Bank of America and requested that the mortgage held by the Township be subordinated to the refinanced mortgage; and

WHEREAS, the Township Committee adopted a Resolution on October 6, 2020 authorizing such transaction and recorded such Resolution with the Clerk of the County of Hunterdon; and

WHEREAS, however, Borrower was unable to finalize the refinance with Bank of America; and

WHEREAS, in or about March 2021, Borrower again sought to refinance her First Mortgage with Riegel Federal Credit Union and requested that the mortgage held by the Township be subordinated to the refinanced mortgage; and

WHEREAS, the Township Committee adopted a Resolution on March 2, 2021 authorizing such transaction and recorded such Resolution with the Clerk of the County of Hunterdon; and

WHEREAS, the Township Committee adopted a Resolution on March 19, 2024 authorizing subordination of Borrower's mortgage in connection with another refinanced mortgage; however, such Resolution and Subordination Agreement referenced previous mortgage company; and

WHEREAS, Borrower seeks to again refinance her First Mortgage, and a condition of her refinance is that the mortgage (as amended) held by the Township of Holland be subordinated to the new refinanced mortgage with Pennymac Loan Services, LLC and become the second priority mortgage; and,

WHEREAS, the governing body of the Township of Holland have reviewed the proposed form of Mortgage Subordination Agreement and has determined that it may be executed without detriment to the Township of Holland and herein authorize the appropriate individuals to execute the Mortgage Subordination Agreement in the form annexed to this resolution.

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NOW, THEREFORE, BE IT RESOLVED by the governing body of the Township of Holland that the Mayor and Clerk are authorized on behalf of the Township of Holland to execute the approved Subordination of Mortgage Agreement in the form annexed hereto; and,

BE IT FURTHER RESOLVED, that a signed copy of the Mortgage Subordination Agreement shall be placed in any file that the Township maintains regarding this matter; and

BE IT FURTHER RESOLVED that the Township Attorney is authorized to transmit the signed Mortgage Subordination Agreement to Borrower and Pennymac Loan Services, LLC or its representatives.

BE IT FURTHER RESOLVED, the Township Clerk is authorized to file the fully executed Subordination Agreement with the Clerk of the County of Hunterdon.

-RESOLUTION

REDEMPTION TAX SALE CERTIFICATE

WHEREAS, there has been a redemption made for Tax Sale Certificate #23-00006, Block 8.04, Lot 4, 8 Sycamore Road, Milford, sold on December 26, 2023, to Regina Stewart, 495 N. Bridge Street, PO Box 6746, Bridgewater, NJ 08807; and

WHEREAS, the amount of \$1,051.18 has been collected from the owner of this property, for the redemption of this Tax Sale Certificate #23-00006; and

THEREFORE, BE IT RESOLVED that a check in the amount of \$1,051.18 for redemption be prepared and a check in the amount of \$900.00 be prepared for the release of the Tax Sale Premium and the Mayor, Treasurer and Clerk be authorized to sign these checks and these checks be mailed to:

Regina Stewart
495 N. Bridge Street
PO Box 6746
Bridgewater, NJ 08807

-RESOLUTION

REDEMPTION TAX SALE CERTIFICATE

WHEREAS, there has been a redemption made for Tax Sale Certificate #23-00007, Block 10, Lot 1.19, 26 Gridley Circle, Milford, sold on December 26, 2023, to PRO CAP 8 FBO FIRSTRUST BANK, PO Box 774, Fort Washington, PA 19034-0774; and

WHEREAS, the amount of \$1,078.69 has been collected from the owner of this property, for the redemption of this Tax Sale Certificate #23-00007; and

THEREFORE, BE IT RESOLVED that a check in the amount of \$1,078.69 for redemption be prepared and a check in the amount of \$900.00 be prepared for the release of the Tax Sale Premium and the Mayor, Treasurer and Clerk be authorized to sign these checks and these checks be mailed to:

PRO CAP 8 FBO FIRSTRUST BANK
PO Box 774
Fort Washington, PA 19034-0774

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-RESOLUTION

ELECTRICAL SERVICES

WHEREAS, Holland Township is in need of Electrical Services; and

WHEREAS, the Hunterdon County Educational Services Commission Cooperative Purchasing Program awarded these services on contract # HCESC-SER-21B.

WHEREAS, Holland Township is a member of this Cooperative Purchasing Program and wishes to utilize the services through this contract; and

WHEREAS, total services for 2024 are not to exceed \$25,000; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this contract in the account Buildings and Grounds OE # 01-201-26-310-200; and

NOW, THEREFORE, BE IT RESOLVED, by the Holland Township Committee that Holland Township be authorized to enter into a contract with the following vendors for electrical services:

Generations Services Inc. (Primary Contractor)
237 West Parkway, Suite 102
Pompton Plains, NJ 07444
\$80 per hour per technician
0% Parts Markup
No Service Fee Shall Apply

Troller Electric (Alternate Contractor)
43 Cindy Lane
Ocean, NJ 07712
\$80 per hour per technician
0% Parts Markup
\$150 Flat Fee When Work is Not Performed

-ORDINANCE 2024-07 -Introduction/First Reading
Second reading and Public Hearing set for May 7, 2024

AN ORDINANCE APPROPRIATING \$50,000.00 FROM THE RESERVE FOR ROAD IMPROVEMENTS, FOR IMPROVEMENTS TO VARIOUS ROADS & PARKING LOTS IN THE TOWNSHIP OF HOLLAND, COUNTY OF HUNTERDON, STATE OF NEW JERSEY IN THE AMOUNT OF \$50,000.00.

BE IT ORDAINED, by the Township Committee of the Township of Holland, in the County of Hunterdon, State of New Jersey, as follows:

SECTION ONE: The sum of \$50,000.00 is hereby appropriated from the Reserve for Road Improvements in the General Capital Account, for Improvements to Various Roads and Parking Lots in the Township.

SECTION TWO: The period of usefulness of the above project as defined by N.J.S.A. 40A:2-22 is at least 5 years.

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

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SECTION FOUR: The gross debt of the Township of Holland, as defined by N.J.S.A. 40A:2-43 will not be increased by this ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 10 days after publication, following final adoption, as provided by law.

-ORDINANCE 2024-08 -Introduction/First Reading
Second reading and Public Hearing set for May 7, 2024

AN ORDINANCE APPROPRIATING \$10,000.00 FROM THE RESERVE FOR PUBLIC WORKS EQUIPMENT, FOR VARIOUS PUBLIC WORKS EQUIPMENT IN THE TOWNSHIP OF HOLLAND, COUNTY OF HUNTERDON, STATE OF NEW JERSEY IN THE AMOUNT OF \$10,000.00.

BE IT ORDAINED, by the Township Committee of the Township of Holland, in the County of Hunterdon, State of New Jersey, as follows:

SECTION ONE: The sum of \$10,000.00 is hereby appropriated from the Reserve for Public Works Equipment in the General Capital Account, for Various Public Works Equipment.

SECTION TWO: The period of usefulness of the above project as defined by N.J.S.A. 40A:2-22 is at least 5 years.

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

SECTION FOUR: The gross debt of the Township of Holland, as defined by N.J.S.A. 40A:2-43 will not be increased by this ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 10 days after publication, following final adoption, as provided by law.

BUSINESS FROM TOWNSHIP ATTORNEY

MEETING OPEN TO PUBLIC-(speakers will be limited to 3 minutes)

ADJOURN at _____