

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY  
COUNCIL REORGANIZATION MEETING HELD JANUARY 4, 2022**

---

**CALL TO ORDER**

At 7:33 p.m. the Mayor called the meeting to order and the Township Clerk stated adequate notice of this meeting has been provided by posting the same on the bulletin board of Town Hall and forwarding a copy to the Courier News and Star Ledger at least forty-eight hours prior to this meeting, all in accordance with the Open Public Meetings Act.

**ROLL CALL**

The following Council members were present:

Gentiana Brahimaj  
Manuel Couto  
Paul Donnelly  
John Foster  
Jeanne Kingsley  
Jeff Varnerin  
Angie D. Devanney, Mayor

Also present were:

Township Attorney: Alex Fisher  
Township Administrator: Liza Viana  
Township Clerk: Ana Minkoff

**FLAG SALUTE**

Mayor Devanney asked everyone present to stand for the Flag Salute.

**ADMINISTRATION OF OATH OF OFFICE TO PAUL DONNELLY AND JOHN FOSTER**

Paul Donnelly and John Foster were sworn in at a ceremony held earlier in the day.

**NOMINATIONS FOR 2022 COUNCIL PRESIDENT**

Mayor Devanney asked for nominations for Council President.

Mrs. Brahimaj nominated Mr. Couto, seconded by Mrs. Kingsley.

Mr. Foster nominated Mrs. Kingsley, seconded by Mr. Varnerin.

Approval of Nomination of Mr. Couto for Council President

Ayes: Mrs. Brahimaj, Mrs. Kingsley  
Nays: Mr. Couto, Mr. Donnelly, Mr. Foster, Mr. Varnerin  
Abstain: None  
Absent: None  
**Result: Not Approved**

Approval of Nomination of Mrs. Kingsley for Council President

Ayes: Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: Mrs. Brahimaj  
Abstain: None  
Absent: None  
**Result: Approved**

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

**NOMINATIONS FOR 2022 COUNCIL VICE PRESIDENT**

Mayor Devanney asked for nominations for Council Vice President.  
Mrs. Kingsley nominated Mr. Couto, seconded by Mr. Varnerin.

Approval of Nomination of Mr. Couto for Council Vice President

Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

**HEARING ON AGENDA ITEMS ONLY**

Opening of the Hearing on Agenda Items Only

Mover: Mrs. Brahimaj  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

Mr. Sincaglia of 22 Robbins Ave asked why we still need to appoint a Redevelopment Counsel. Mayor Devanney responded and a discussion followed.

Mr. Sincaglia asked when the appointments will be made for committee volunteers. Mayor Devanney responded.

Mr. Birbrower of 103 Briarwood Dr questioned the increase in the Not to Exceed amount for the firm DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, PC. Mayor Devanney responded.

Closing of the Hearing on Agenda Items Only

Mover: Mrs. Brahimaj  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

**APPROVAL OF RESOLUTIONS**

1. Resolution consenting to the appointment of Savo, Schalk, Corsini, Gillespie, O'Grodnick & Fisher, PA as Municipal Attorney in an amount not to exceed \$100,000.00.

Approval of Resolution

Mover: Mr. Couto  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

2. Resolution appointing Liza Viana as Public Agency Compliance Officer for the Township.

Approval of Resolution

Mover: Mr. Donnelly  
Second: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

3. Resolution appointing Barbara Russo and Ana Minkoff as representatives to the Community Development Revenue Sharing Committee.

Approval of Resolution

Mover: Mr. Foster  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

4. Resolution authorizing Barbara Russo as Fund Commissioner and Liza Viana as Alternate Fund Commissioner for the Garden State Municipal Joint Insurance Fund.

Approval of Resolution

Mover: Mrs. Kingsley  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

5. Resolution authorizing 26.25% of the total appropriations in the 2021 budget in the amount of \$5,081,534.49.

Approval of Resolution

Mover: Mr. Varnerin  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

6. Resolution consenting to the appointment of Moshood Muftau as the Municipal Prosecutor.

Mrs. Kingsley asked about scheduling conflicts. Mayor Devanney responded.

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

Approval of Resolution

Mover: Mrs. Brahimaj  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

7. Resolution appointing Michael Wittenberg, John Henry Barr and Howard Egenberg and as Alternate Municipal Prosecutors for the year 2022.

Approval of Resolution

Mover: Mr. Couto  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

8. Resolution consenting to the appointment of August Santore as the Public Defender.

Approval of Resolution

Mover: Mr. Donnelly  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

9. Resolution appointing Jared Weiss and Thomas J. Dooley as Alternate Public Defenders for the year 2022.

Approval of Resolution

Mover: Mr. Foster  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

10. Resolution appointing James Hopkins as Chief of the Berkeley Heights Volunteer Fire Department.

Approval of Resolution

Mover: Mrs. Kingsley  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

Nays: None  
Abstain: None  
Absent: None  
***Result: Approved***

11. Resolution appointing James Hopkins as Fire Official.

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
***Result: Approved***

12. Resolution appointing the 2022 Fire Inspectors.

Approval of Resolution

Mover: Mrs. Brahimaj  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
***Result: Approved***

13. Resolution appointing Jeff Varnerin to the Board of Health for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mr. Couto  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
***Result: Approved***

14. Resolution appointing Jeanne Kingsley, Council Representative, to the Planning Board for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mr. Donnelly  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
***Result: Approved***

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

15. Resolution appointing Gentiana Brahimaj and Jeanne Kingsley to the Communications Committee for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mr. Foster  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

16. Resolution appointing Jeanne Kingsley and Manuel Couto to the Downtown Beautification Committee for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mrs. Kingsley  
Seconder: Mrs. Brahimaj  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

17. Resolution appointing Manuel Couto to the Economic Development Committee for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

18. Resolution appointing John Foster to the Historic Preservation Committee for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mrs. Brahimaj  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

19. Resolution appointing Manuel Couto to the Memorial Park Renewal Committee for a term to expire on 12/31/2022.

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

Approval of Resolution

Mover: Mr. Couto  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

20. Resolution appointing Manuel Couto to the Peppertown Park Renewal Committee for a term to expire on 12/31/2022.

Approval of Resolution

Mover: Mr. Donnelly  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

21. Resolution appointing Paul Donnelly to the Grants Committee for a term to expire on December 31, 2022.

Approval of Resolution

Mover: Mr. Foster  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

22. Resolution appointing Linda Nessenson to the Berkeley Heights Public Library Board for a (5) year term to expire on December 31, 2026.

Mrs. Minkoff noted the agenda had a typo and confirmed that the term expiration date is December 31, 2026.

Approval of Resolution

Mover: Mrs. Kingsley  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

23. Resolution extending the Mayor's Youth Council Committee for a term to expire on December 31, 2022.

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

Mr. Couto asked about the Council appointment for this Committee. Mayor Devaney responded.

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

24. Resolution appointing CGP&H as Affordable Housing Administrative Agent for the Township of Berkeley Heights in an amount not to exceed \$15,000.00.

Approval of Resolution

Mover: Mrs. Brahimaj  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

25. Resolution appointing Surenian, Edwards & Nolan, LLC as Affordable Housing Attorney Services for the Township of Berkeley Heights in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mr. Couto  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

26. Resolution appointing Harbor Consultants as Affordable Housing Planner and Redevelopment Planner for the Township of Berkeley Heights in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mr. Donnelly  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

27. Resolution consenting to the appointment of Wielkotz & Company as Township Auditor.

Approval of Resolution

Mover: Mr. Foster



**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

Second: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

28. Resolution consenting to the appointment of McManimon, Scotland & Bauman LLC, as the Township Bond Counsel in an amount not to exceed \$75,000.00.

Approval of Resolution

Mover: Mrs. Kingsley  
Second: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

29. Resolution consenting to the appointment of Van Cleef Engineering Associates for Engineering Services related to the Waste Water Treatment Plant in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mr. Varnerin  
Second: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

30. Resolution appointing Neglia Engineering Associates for general engineering Services for the Township.

Approval of Resolution

Mover: Mrs. Brahimaj  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

31. Resolution appointing NW Financial Group, LLC as Financial Advisor for the Township of Berkeley Heights for the term to expire on December 31, 2022.

Approval of Resolution

Mover: Mr. Couto  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

Abstain: None  
Absent: None  
**Result: Approved**

32. Resolution consenting to the appointment of Brown & Brown Metro, LLC, as the Township Employee Benefit Broker.

Approval of Resolution

Mover: Mr. Donnelly  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

33. Resolution consenting to the appointment of Brown & Brown Metro, LLC as the Township Property and Casualty Broker.

Approval of Resolution

Mover: Mr. Foster  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

34. Resolution consenting to the appointment of McElroy, Deutsch, Mulvaney & Carpenter, LLP, as Labor/Personnel Counsel in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mrs. Kingsley  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

35. Resolution authorizing the contract with Van Cleef Engineering Associates for the provision of On-call Licensed Operator S4/C2 services for the Township's Waste Water Treatment Plant in an amount not to exceed \$50,000.00

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mrs. Brahimaj  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

***Result: Approved***

36. Resolution appointing Integra Realty Services as Real Estate Appraisal & Consulting Services for the Township of Berkeley Heights in an amount not to exceed \$30,000.00.

Approval of Resolution

Mover: Mrs. Brahimaj  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

***Result: Approved***

37. Resolution appointing McManimon, Scotland & Bauman LLC as Redevelopment Counsel for the Township of Berkeley Heights in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mr. Couto  
Second: Mrs. Brahimaj  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

***Result: Approved***

38. Resolution consenting to the appointment of DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, PC, as Township Tax Attorney in an amount not to exceed \$80,000.00.

Approval of Resolution

Mover: Mr. Donnelly  
Second: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

***Result: Approved***

39. Resolution consenting to the appointment of Phillips Preiss as Township Planner in an amount not to exceed \$50,000.00.

Approval of Resolution

Mover: Mr. Foster  
Second: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None

***Result: Approved***

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

40. Resolution approving the Shared Services Agreement with County Union authorizing County Employee Joseph Graziano Sr., to provide Certified Public Works Manager Services as the Director of the Township's Department of Public Works.

Approval of Resolution

Mover: Mrs. Kingsley  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

41. Resolution authorizing the Shared Services Agreement with the Borough of Madison for IT services.

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

42. Resolution authorizing a list of firms as qualified to provide services to the Township pursuant to the RFQ process.

Approval of Resolution

Mover: Mrs. Brahimaj  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

43. Resolution authorizing an amendment to the contract with De Block Environmental Services, for the provision of providing on-call licensed operator (S-4) services for the Waste Water treatment Plant.

Approval of Resolution

Mover: Mr. Couto  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

44. Resolution awarding a contract to Rapid Pump and Meter Services for the provision of Measurement Device Calibration & Repairs for the Waste Water Treatment Plant, in the amount not to exceed \$10,400.00, for a term from January 1, 2022 through December 31, 2023.

Approval of Resolution

Mover: Mr. Donnelly  
Seconder: Mr. Foster  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

45. Resolution awarding a contract to Carmeuse Lime Inc., for the provision of Calcium Hydrated Lime for the Waste Water Treatment Plant, in the amount not to exceed \$39,251.80, for a term from January 1, 2022 through December 31, 2022.

Approval of Resolution

Mover: Mr. Foster  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

46. Resolution awarding a contract to BioSafe Systems, for the provision of Paracetic Acid (PAA) 15% Solutions, for the Waste Water Treatment Plant, in the amount not to exceed \$106,440.00, for a term from January 1, 2022 through December 31, 2024.

Approval of Resolution

Mover: Mrs. Kingsley  
Seconder: Mr. Couto  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

47. Resolution awarding a contract to AC Schultes, for the provision of Repair Services for the Waste Water Treatment Plant, at various hourly rates, for a term from January 1, 2022 through December 31, 2023.

Approval of Resolution

Mover: Mr. Varnerin  
Seconder: Mrs. Kingsley  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

48. Resolution awarding a contract to Garden State Laboratories, for the provision of Laboratory Services for the Waste Water Treatment Plant, in the amount not to exceed \$68,370.00 per year, for a term from January 1, 2022 through December 31, 2024.

**Approval of Resolution**

Mover: Mrs. Brahimaj  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

**CONSENT AGENDA**

All matters listed under Consent Agenda are considered routine by the Township Council and will be enacted upon by one motion; there will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**49. Consent Agenda Resolutions (a-i)**

- a. Resolution Establishing Council Meeting Schedule for 2022.
- b. Resolution designating the Courier News and Star Ledger as the legal newspapers and TAP into Berkeley Heights as the official electronic media newspaper for the Township.
- c. Resolution authorizing Township Treasurer to maintain a payroll account with TD Bank and draw there from.
- d. Resolution establishing interest rate on delinquent taxes and sewer charges up to \$1,500.00 and interest rate on delinquent taxes and sewer charges in excess of \$10,000.00 and allowing for a ten (10) calendar day grace period on both.
- e. Resolution authorizing the Tax Collector to conduct an annual tax sale of the prior year delinquencies.
- f. Resolution authorizing the Tax Collector to process without further action, any cancellation of property tax overpayments or delinquencies of less than \$10.00.
- g. Resolution establishing a change fund for 2022.
- h. Resolution establishing a petty cash fund.
- i. Resolution authorizing a cash management plan.

**Approval of Consent Agenda Resolutions # a-i**

Mover: Mr. Couto  
Seconder: Mr. Varnerin  
Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin  
Nays: None

**Township Council Minutes**  
**Council Reorganization Meeting – January 4, 2022**

Abstain: None  
Absent: None  
*Result: Approved*

**MAYOR'S STATEMENT**

Mayor Devanney read a statement. (A copy of this statement is attached to the permanent minutes.)

**TOWNSHIP COUNCIL STATEMENTS**

Mrs. Brahimaj read a statement.

Mr. Couto read a statement.

Mr. Donnelly read a statement.

Mr. Foster read a statement.

Mrs. Kingsley read a statement. (A copy of this statement is attached to the permanent minutes.)

Mr. Varnerin read a statement.

**CITIZENS HEARING**

Opening of the Citizens Hearing

Mover: Mr. Donnelly

Seconder: Mrs. Kingsley

Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin

Nays: None

Abstain: None

Absent: None

Ms. Poage of 12 Eaton Court expressed her support for Shared Services.

Ms. Minkoff read a statement submitted by Rob Doney of 44 Apple Tree Row.

“Good evening.

I want to compliment those that did the work alongside Plainfield Avenue. The new sidewalks and driveway aprons look beautiful. Berkeley Heights is really doing some upgrades and it is showing! I for one do not mind seeing my taxes at work whether it be at town level or from the county or state level.

I have a question about the Emerson Lane area of Berkeley Heights. I would say that if not all, then close to 75% of the roads in the Berkeley Heights section between Plainfield Ave and Hillcrest, the roads are in major disrepair. As for Emerson Lane itself, is there anything that can be done to make the walking path along the road safer and upgraded to sidewalks similar to Plainfield Ave? The current path is crumbling, buckling and in some places non-walkable due to the macadam being torn and broken.

Is there something that can be voted into the budget to get sidewalks put in, at least on the side of the road that currently has the path?

Thank you,”

Closing of the Citizens Hearing

Mover: Mr. Donnelly

Seconder: Mr. Foster

Ayes: Mrs. Brahimaj, Mr. Couto, Mr. Donnelly, Mr. Foster, Mrs. Kingsley, Mr. Varnerin

Nays: None

Abstain: None

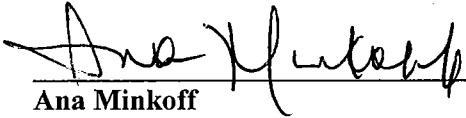
Absent: None

**Township Council Minutes  
Council Reorganization Meeting – January 4, 2022**

**ADJOURNMENT**

Moved by Mrs. Kingsley to adjourn and all were in favor.  
(8:31 p.m.)

Approved: April 5, 2022

  
\_\_\_\_\_  
Ana Minkoff  
Township Clerk



## **State of the Township Address**

January 4, 2022

Mayor Angie Devanney

Good evening. First, I want to welcome our newest members to the Township Council, John Foster and Paul Donnelly. I look forward to working with you both on your new committees and Township matters.

As I thought back on the last year, 2021, one of our greatest accomplishments is setting the stage for more green space as the Township is on the precipice of growth and expansion.

According to the Environmental Protection Agency, “designing a green street in conjunction with neighboring community open space opportunities provides socio-economic benefits including an increase in local shopping and dining; ultimately investing in the local economy increases community engagement and instills greater pride in the community as a whole.”

To that end one of the most important events of 2021 was that the County of Union signed a Memorandum of Understanding (MOU) with the owner of the Berkeley Caterers property. The 1.5-acre property will be saved in perpetuity as green space and cannot be developed in the future, which helps to balance the redevelopment in the downtown; and provide our residents with additional passive space for recreating. This property will forever serve as a gateway into Berkeley Heights and the County. This acquisition did not come easily. In early 2019, I joined a County Open Space meeting expressing the urgency of saving this parcel from development. Our hope is one day residents can walk, hike or bike from Berkeley Heights to Summit.

We also are welcoming FiServ who will relocate approximately 1500 employees to the 100 Connell building and create another 1500 jobs over the next 2-3 years.

As part of their agreement with the State Economic Development Authority for tax incentive to save and grow jobs in New Jersey, FiServ was required to provide a Community Benefit Agreement. In the end, I conveyed the Township’s commitment and need to develop the Lower Columbia Park area into a bustling active and passive recreation area. I am proud that FiServ will contribute

\$150,000 toward that goal-- in addition to the Connell Company's donation of \$250,000 over the next 5 years. This amounts to nearly a half a million dollars to jump start this project.

We must not overlook the refresh at Veteran's Memorial Park where a new 23-foot Norway Spruce was planted, also donated by FiServ's CEO. Generously, the spruce was transported, planted and will be professionally cared for by landscapers provided by FiServ's CEO. We are truly gaining a community partner in Fiserv, in addition to new medium to high paying tech jobs right here in our backyard and 3,000 more patrons for our business community.

Focusing on the downtown area, which stands to be the hub of Berkeley Heights with the redevelopment occurring currently, Peppertown Park is also on the cusp of redevelopment with \$300,000 in commitments. JMF Properties, the developers of Stratton House or the old Kings property, has pledged \$100,000 as part of the amended redevelopment agreement with the Township, and \$200,000 in 4 phases of \$50,000 has been pledged by The Connell Company. This year, professionals began the engineering the drainage needed to make the redevelopment of this park possible.

We *also* anticipate the Mondelli Park project will be complete and ready for occupancy by the end of this month. The landscaping has been completed and the gazebo is scheduled for delivery at the end of this month. Upon completion, a Deed of Dedication will be officially delivered to the Township dedicating Mondelli Park in loving memory of Vito Mondelli. We have all been eagerly anticipated this dedication for many years.

Finally, the Connell Company is investing heavily in green space located at The Park that began with a beautiful trail system completed in 2021. So much more is to come with a playground, dog park, state-of-the-art pickleballs courts and small field open and available to all Berkeley Heights residents.

Zoning changes for The Park that the Council put in motion in February will cause economic reverberations for decades to come as well as allowing for green space to be opened up to all Township residents. The launch of the grand opening of Round Table Studios, joined by 800 members of that facility, kicked off the new rezoning. In the 4th quarter 2021, Connell signed a long-term lease with Fiserv for building at 100 Connell with 428,000 square foot of space being repurposed for

the Fortune 200 company. In early 2022, "The District" will seek approvals for 328 apartments and 100,000 square feet of retail, including a brewery, Biergarten, Taqueria and a duckpin bowling breaking ground in the 4th quarter of this year, with completion expected by 1st quarter 2024. Additionally, in the 3rd quarter of this year, site plans will be submitted for North Grove which includes a burger roadhouse restaurant, dog park and pickle ball courts with anticipated completion slated for 2023. Finally, the start of renovations of building #300 and #400 will begin at the 4th quarter of 2022 with completion anticipated by the 2nd quarter 2023. This phase includes a new Fieldhouse gym and spa with public memberships available.

While we are excited about the new burgeoning entertainment zone, ensuring our small businesses get the support they need to thrive within Berkeley Heights is paramount in an on-going global pandemic. To attract quality small businesses and restaurant to our downtown, we will showcase the amazing community of Berkeley Heights with a promotional video developed by our Economic Development Committee. The Township's downtown corridor potential is vast as we witness new ownership at Indian cuisine Neelam's restaurant, the launch of the new Argentinian Patria Station Café and the arrival of Italian Marino's Fine Seafood in the last year.

We have worked arduously to ensure our new storefronts are filled with quality tenants and services. In 2021, the creation of the Technical Review Committee through the recommendation of our Economic Development Committee allows our professionals to review potential projects before submitting to our Planning or Zoning boards. This helps our smaller business save costs by not having to make changes a second time while staving off over-development.

This also applied to the mission of the Mt. Laurel Committee which was also created in 2021. This group of professionals, the Council President and me will help to continue to safeguard the Township from overdevelopment that could be triggered by not monitoring our affordable housing obligations. Our goal is a simple one: remain compliant for the next round of affordable housing in 2025 by seeing our current redevelopment project through to fruition.

As all this green space and economic development takes shape, we must also balance providing the tools our First Responders need to grow with our expanding

community. In the coming year, I ask that we aid the Berkeley Heights Police Department to obtain funding for accreditation to demonstrate their top line professional training. According to law enforcement officials, “state accreditation programs are designed to help law enforcement agencies establish and maintain standards that represent current professional law enforcement practices; to increase the effectiveness and efficiency in the delivery of law enforcement services; and to establish standards that address and reduce liability for the agency and its members.”

Likewise, we must begin to look to the future by ensuring that funding is available in the Municipal Budget to hire a 28<sup>th</sup> police officer to help with traffic and community policing as we are about to welcome many more new residents with the completion of the movie theater project, as well as reaching 50% completion of our 55+ senior housing project.

With this growing soon-to-be senior population, evidenced from our Master Plan and Senior surveys, older adults are aging in place in Berkeley Heights. We began the work during the pandemic of making sure we had social programming for our seniors like bingo. Now is the time to expand those programs and look for resources to provide college courses through the Union County College senior scholars programs. Additionally, we will look for more ways to create multi-generational events so grandchildren, children and our seniors can enjoy together. And as always, we must dedicate ourselves to taking care taking care of our veterans as well as connecting them to county and state resources to assist their needs.

We remain dedicated to fiscal responsibility marked by our surplus reaching a 5-year high. Our reserve for uncollected taxes is now at a more realistic and conservative level. The Township is being guided by a 6-year, long-term capital plan set in motion by the Financial Planner we hired in 2019. As part of the plan, we went after delinquent taxes that had languished for years. We enacted the sewer connection fee ordinance passed in early 2020 which will generate over a million dollars to our surplus as the redevelopment projects begin construction. And finally, we have built up our reserves our reserves for potentially costly items such as sewer repairs over the last three years.

While fiscal issues are a top priority of the administration and Council, we are also doing the hard work of making sure everyone feels welcomed and included in our community. The Truth Community Healing & Inclusion Committee will set out to make our community even stronger. Our differences are important, but what we share brings us together. We know we have much to do. But it starts by keeping our promise to hire a Municipal Prosecutor who is one of the top municipal prosecutors in the state and will be empathetic to our residents when they need him most. Welcome to Moshood Muftau.

I submit to the members of the governing body, the business community and the residents of the Township, that the State of the Township is strong, and I look forward to working to making 2022 the year of recovery, normalcy, growth, prosperity and community connectedness.

Happy New Year to one and all.

Thank you.

Jeanne Kingsley

I want to welcome John and Paul to the council and also welcome Alex, our new township attorney. 2022 is going to be a very challenging year as we continue to work through the COVID crisis. With the increase in prices and delays in the supply chain, it will be a difficult budget year and we will need to work collectively as one team to find solutions to maintain service levels while continuing to address our aging infrastructure while minimizing and impact on the tax burden to residents. We will need lots of input and ideas – no idea is a bad idea – and we will need the help of our committees to find grant dollars and creative solutions to serving our community. I am happy to be putting 2021 in the review mirror, I look forward to working with all of my colleagues and the township staff to continue to make Berkeley Heights the best community to live in. Wishing everyone a Happy and healthy 2022! Get vaccinated and mask up!