

TOWNSHIP OF SCOTCH PLAINS

430 PARK AVENUE, SCOTCH PLAINS NJ

BUSINESS MEETING AGENDA

7:00 P.M.

MARCH 10, 2026

Council Chambers
LIVE via FIOS 22, Comcast 34

CALL TO ORDER

Reading of the Open Public Meetings Act Statement, Pledge of Allegiance, and Roll Call.

PRESENTATIONS

RESOLUTIONS & PROCLAMATIONS

Girl Scouts Month
Union County St. Patrick’s Day Grand Marshall - Kerry Schardien Ricci
Multiple Sclerosis Awareness Week
SPF High School Sports Recognition
World Parkinson’s Day

OATH OF OFFICE

Fire Department Members and Officers

PUBLIC COMMENT – ANY MATTER

PUBLIC HEARINGS AND FINAL ADOPTIONS

[!!ALL RESOLUTIONS & ORDINANCES CAN BE ACCESSED HERE!!](#)

RES 2026-65

Resolution Endorsing the Amended Fourth Round Housing Element and Fair Share Plan.

ORD 2026-1

Ordinance amending Chapter XXIII entitled “Zoning”, Replacing §10.3 entitled “Downtown Affordable Housing Overlay Zone – Tier 1” in its Entirety with an updated §10.3 entitled “Downtown Affordable Housing Overlay Zone – Tier 1”, in accordance with the Adopted Fourth Round Housing Plan Element and Fair Share Plan of the Township of Scotch Plains.

ORD 2026-2

Ordinance amending Chapter XXIII, entitled “Zoning”, Replacing §10.4 entitled “Downtown Affordable Housing Overlay Zone – Tier 2” in its Entirety with an updated §10.4 entitled “Downtown Affordable Housing Overlay Zone – Tier 2”, in accordance with the Adopted Fourth Round Housing Plan Element and Fair Share Plan of the Township of Scotch Plains.

ORD 2026-3

Ordinance amending Chapter XXIII, entitled “Zoning”, Replacing §10.5 entitled “Downtown Affordable Housing Overlay Zone – Tier 3” in its Entirety with an updated §10.5 entitled “Downtown Affordable Housing Overlay Zone – Tier 3”, in accordance with the Adopted Fourth Round Housing Plan Element and Fair Share Plan of the Township of Scotch Plains.

- ORD 2026-4 Ordinance amending Chapter XXIII, entitled “Zoning” of the Township of Scotch Plains Ordinance to Create an Inclusionary Overlay Zone for Certain Properties in the Township of Scotch Plains “Morse Avenue Affordable Housing Overlay” in Accordance with the Adopted Fourth Round Housing Plan Element and Fair Share Plan of the of Township of Scotch Plains.
- ORD 2026-5 Ordinance amending Chapter XXIII, entitled “Zoning” to Create an Inclusionary Overlay Zone District for Certain Properties in the Township of Scotch Plains “B-2 South Avenue Affordable Housing Overlay” in accordance with the Adopted Fourth Round Housing Plan Element and Fair Share Plan of the Township of Scotch Plains.
- ORD 2026-6 Ordinance amending Chapter XII entitled, “Sewer and Water” of the Revised General Ordinances of the Township of Scotch Plains Regarding Annual Service Charge for Residential and Non-Residential Properties [Definitions And Classifications].
- ORD 2026-7 Ordinance to Repeal Article 23-8 entitled “Affordable Housing Development Fees” in Chapter XIII entitled “Zoning”, and to Repeal and Replace Article 19-7 entitled “Affordable Housing” in Chapter XIX entitled “Land Use Procedures” of the Revised Ordinances of the Township of Scotch Plains to Address the Requirements of the Fair Housing Act (FHA), as amended, and the Uniform Housing Affordability Controls (UHAC), as amended, regarding Compliance with the Township’s Affordable Housing Obligations.
- ORD 2026-8 Ordinance amending the Revised General Ordinances of the Township of Scotch Plains, Chapter VII, entitled Traffic, §7-10.1, “Left Turn Prohibition”, and § 7A-13 Schedule XIII: No Left Turn, by Repealing the Intersection Prohibitions at Terril Road and Kevin Road.
- ORD 2026-9 Ordinance amending the Revised General Ordinances of the Township of Scotch Plains, Chapter VII, entitled Traffic, by Creating a new §7-10.7, entitled “Crossing Guard Post Traffic Control”, and by Creating a new § 7A-27 Schedule XXVII: “Crossing Guard Post Traffic Control.”

APPROVAL OF COUNCIL MINUTES

Business Meeting Minutes of February 10, 2026 and February 24, 2026.

MANAGER’S REPORT

REPORTS OF SPECIAL COMMITTEES

NEW BUSINESS

CONSENT AGENDA

- BILL LIST in the amount of \$8,526,346.98
- RES 2026-66 Resolution authorizing the Certification of Costs and the Imposition of a Municipal

Lien for Snow and Ice Removal Pursuant to Chapter 15 of the Township Code [2 Shirewood, Block 11603, Lot11.01].

- RES 2026-67 Resolution authorizing the Certification of Costs and the Imposition of a Municipal Lien for Snow and Ice Removal Pursuant to Chapter 15 of the Township Code [365 Park Avenue, Block 1601, Lot 7].
- RES 2026-68 Resolution authorizing the Certification of Costs and the Imposition of a Municipal Lien for Snow and Ice Removal Pursuant to Chapter 15 of the Township Code [1321 Terrill Road, Block 12001, Lot 3].
- RES 2026-69 Resolution authorizing Change Order #2 for Contract to Pretty Clean Construction pursuant to the Township's Home Improvement Program – 2416 Seneca Road, in a program fund amount not exceed \$4,000.00 and authorization of a Special Needs Funding Limit Waiver.
- RES 2026-70 Resolution establishing the 2026 billing rates for the Scotch Plains Sewer Utility and authorizing sewer billing adjustment to any property billed incorrectly.
- RES 2026-71 Resolution authorizing Change of Custodian to Petty Cash Funds for Police Department.
- RES 2026-72 Resolution authorizing the Award of Contract through the Educational Services Commission of New Jersey Cooperative (ESCNJ) for the purchase of a 2026 Ford Explorer from Nielsen Ford, in an amount not to exceed \$49,828.28.
- RES 2026-73 Resolution authorizing Award of Contract for the Improvements to Homestead Terrace, Edgewood Terrace, and Stocker Lane to Portofino Builders LLC, in an amount not to exceed \$995,943.88.
- RES 2026-74 Resolution authorizing the Award of a Competitive Contract for 2026 Social Media/Public Information/Hosting, Development and Maintenance of the Township of Scotch Plains' Official Website to Jaffe Communications in the amount not to exceed \$55,000.00.
- RES 2026-75 Resolution authorizing the designation of 100% Disabled Veteran for Block 4901, Lot 3 C0705 – 705 Donato Circle.
- RES 2026-76 Resolution adopting the Fourth Round Affordable Housing Spending Plan.
- RES 2026-77 Resolution adopting the Affirmative Marketing Plan.
- RES 2026-78 Resolution adopting the Home Improvement Program Manual.
- RES 2026-79 Resolution authorizing refund of tax overpayments [March 2026].
- RES 2026-80 Resolution authorizing Temporary Appropriations (March 2026).
- RES 2026-81 Resolution authorizing Transfer of Funds.
- RES 2026-82 Resolution amending a Shared Service Agreement with the Township of Clark for

sewer.

RES 2026-83 Resolution certifying self-examination of 2026 budget.

RES 2026-84 **Resolution adopting the Affordability Assistance Manual.**

RES 2026-85 **Resolution adopting the Affirmative Agent Manual.**

OTHER NEW BUSINESS

ORD 2026-10 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14).

2026 BUDGET Introduction of the 2026 Municipal Budget.

ORD 2026-11 Bond Ordinance to authorize the making of Various Public Improvements and the Acquisition of New Additional or Replacement Equipment and Machinery, New Information Technology Equipment, New Fire Apparatus and New Automotive Vehicles, Including Original Apparatus and Equipment, in, by and for the Township of Scotch Plains, in the County of Union, State of New Jersey, to Appropriate the Sum of \$2,860,000 to pay the cost thereof, to Appropriate a State Grant, to Make a Down Payment, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds.

ORD 2026-12 Bond Ordinance to Authorize the Making of Various Public Improvements and the Acquisition of a New Automotive Vehicle, Including Original Apparatus and Equipment, in, by and for the Sewer Utility of the Township of Scotch Plains, in the County of Union, State of New Jersey, to Appropriate the Sum of \$1,000,000 to pay the cost thereof, to Partially Fund Appropriations from the Sewer Utility Capital Improvement Fund, to Authorize the Issuance of Bonds to Finance Such Appropriation and to Provide for the Issuance of Bond Anticipation Notes in Anticipation of the Issuance of Such Bonds.

ORD 2026-13 An Ordinance amending Chapter II “Administration”, § 2-20.32c entitled “Fire Department, Establishment and Regulations – Emergency Medical Services Fees”, to establish a rate structure and administrative framework for non-emergency "extra duty" EMS standby services.

ORD 2026-14 Ordinance amending Chapter XXIII, entitled “Zoning”, §23-3.11 entitled “B-2 Business Zone” of the Township of Scotch Plains to amend §23-3.11.B. “Permitted Secondary Uses.”

ORD 2026-15 Ordinance amending Salaries and Wages for Municipal Employees.

ORD 2026-16 Ordinance authorizing the Acquisition of Real Property and Easements Located at Block 12001, Lot 4.02 and Block 12001, Lot 24 within the Township of Scotch Plains, County of Union, NJ in accordance with NJSA 40A12-11 known as the Local Land and Building Law.

COUNCIL COMMENT

ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Township of Scotch Plains does not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Scotch Plains should contact Municipal Manager/Township of Scotch Plains designated ADA Coordinator as soon as possible before the scheduled event. Notifying the ADA coordinator at least 72 hours in advance will enable the Township to arrange for appropriate resources. The ADA does not require the Township of Scotch Plains to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden. Complaints that a program, service, or activity of Scotch Plains is not accessible to or inclusive of persons with disabilities should be directed to Municipal Manager/Township of Scotch Plains designated ADA Coordinator.