

**MINUTES OF THE REGULAR MEETING OF THE ALLAMUCHY TOWNSHIP
COUNCIL HELD JANUARY 28, 2026 AT 6:30 P.M.**

Mayor Tuohy called the meeting to order at 6:36 P.M.

The Township Council convened in open session at 6:36 p.m. on January 28, 2026. The meeting opened with the Pledge of Allegiance.

At this time, a moment of silence was held for personal intentions.

Mayor Tuohy requested the record reflect this is a regular meeting of the Allamuchy Township Mayor and Council not a workshop meeting as reflected on the agenda.

The Municipal Clerk announced that adequate notice of the time, place, and manner of this in-person Council meeting has been provided in accordance with the Open Public Meetings Act by:

- (1) posting said notice on the municipal building bulletin board.
- (2) emailing said notice to the press and all others who have requested it.
- (3) posting on the official Town website.

1. **PRESENT** - Mayor Tuohy, Councilwoman Chamberlin and Councilman Fabula.

ABSENT - Councilwoman Bonanno and Councilman Quinoa.

Mayor Tuohy advised that Councilman Quinoa will be late.

Attorney Beilin was not present.

2. **APPROVAL OF MINUTES:**

- a. Reorganization Meeting - 01/05/2026
- b. Workshop Meeting – 01/14/2026

Motion by Councilman Fabula, seconded by Councilwoman Chamberlin, carried to approve the 01/05/2026 and the 01/14/2026 minutes as presented. Roll call vote: **AYES** - Councilpersons Chamberlin (01/05/26 minutes only) Fabula and Mayor Tuohy; **ABSTAIN** – Councilwoman Chamberlin (01/14/2026 minutes); **ABSENT** – Councilman Quinoa.

Councilwoman Chamberlin clarified that she was not present for the January 14, 2026 Township Council Workshop meeting.

3. **MAYOR'S REPORT**

- a. January 25, 2026 Snowstorm – Mayor Tuohy thanked the DPW and the seasonal workers for their efforts in the recent snowstorm. The Mayor also thanked the Fire Department for their services during a very challenging storm.
- b. Affordable housing Ordinances – Mayor Tuohy advised that the ordinances are being prepared to meet the March 15th deadline. The ordinance will most likely be introduced in February and adopted in March. This matter will be discussed at the February workshop meeting.

4. **ATTORNEY'S REPORT:**

Attorney Beilin was not present.

5. **ACCEPTANCE OF DEPARTMENT REPORTS – DECEMBER, 2025**

- a. Department of Public Works
- b. Water & Sewer Plant Operations
- c. Water & Sewer Collections/Delinquencies
- d. Tax Collector
- e. Allamuchy Twp. Volunteer Fire Department
- f. Community Events – Game Night
- g. Recreation Commission

Motion by Councilwoman Chamberlin, seconded by Councilman Fabula, carried to accept department reports a - g as presented. Roll call vote: **AYES** – All in favor; **NAYES** - None; **ABSTAIN** - None; **ABSENT** – Councilwoman Bonanno.

6. **COMMITTEE REPORTS:**

- a. Budget/Finance Committee Report

Mayor Tuohy stated that the finance department is preparing for the 2026 budget year. There is a resolution on the agenda for Phoenix Consulting Group LLC to provide financial advisory consulting services to the finance department.

- b. Personnel Committee – No Report.

7. **CORRESPONDENCE:**

- a. Frelinghuysen Township – Mayor Tuohy advised that an email request was received from Councilwoman Sharon Drylie for Allamuchy Township to consider a weight limit restriction on Shades of Death Road.

Mayor Tuohy stated that she had shared the Township's experience with Catswamp Road and the installation of traffic control devices. The devices only work with proper enforcement.

Mayor Tuohy added that Warren County is forcing all trucks onto local roadways in the municipalities. In the Spring, Summer and Fall there is nonstop traffic with the quarry and asphalt plants open. The dump trucks are going by the school, playground, dog park ballfields, back gate of Panther Valley, etc.

Councilwoman Chamberlin questioned which roads are restricted by Warren County.

Mayor Tuohy advised all the County Route 500 series – Routes 519, 517, 521 etc. all have weight limit restrictions. Delivery trucks are permitted for local deliveries but most trucks are using the local roads as a cut-through. There is no enforcement and the State Police are not able to be on location every day to provide enforcement.

Mayor Tuohy stated that she will be responding to Frelinghuysen Township requesting their support with petitioning Warren County to review weight limit and speed limits on Warren County roads that run through Allamuchy and Frelinghuysen Township. She added that she is unable to justify spending money on local restrictions as it is difficult to enforce the ordinances.

Mayor Tuohy requested the record reflect that Councilman Quinoa arrived at 6:46 p.m.

Councilman Fabula agreed and stated the same situation exists on Catswamp Road - there is a weight limit restriction, but enforcement is the issue.

Mayor Tuohy stated that she will be exploring the truck traffic with Warren County again, in the Spring time when the weather is nicer. The quarry and asphalt plants will be reopening, which will be generating more truck traffic on local roads.

- b. SMSD (Special Municipal Services District) Meeting - The meeting will be held on 02/11/26 at 5:30 p.m. at the municipal building.

8. **MUNICIPAL CLERK'S REPORT:**

- a. Allamuchy Board of Education Meeting Dates – The meetings dates were received and posted on the bulletin board at the municipal building and circulated to the Mayor and Council.

Councilwoman Chamberlin questioned the email that was received from a resident who lives on Eaglet Glen. This resident has public safety concerns that he would like addressed by the Township.

Councilman Quinoa stated that there are a few residents that live on Eaglet Glen. These residents (6) own the road that their units are on. They also pay for their own road services or supposed to pay for their services not PVPOA.

Mayor Tuohy stated that she had spoken to the resident and advised him that back in 2010/2012 the residents of Eaglet Glen requested that their Village be removed from the SMSD budget. These residents agreed amongst themselves that they would handle the maintenance of the road. The Mayor added that there was also an issue with retaining walls and the residents own their own retaining walls. There was information provided to the resident making the inquiry that his taxes are used to maintain services outside of Panther Valley and roads maintained by the municipality outside of Panther Valley. The Eaglet Glen Village does not pay the SMSD Village tax through their taxes only the Panther Valley Townwide Assessment Tax within Panther Valley.

Mayor Tuohy believes the previous PVPOA Attorney Susan Radom advised back then that Eaglet Glen should not have been removed from the SMSD Budget without first setting up a Homeowner's Association for them. He is questioning the legality of the process and whether the road was properly transferred.

The Municipal Clerk advised that all the inquiries and OPRA request made by this resident was forwarded to the SMSD Attorney for a response.

9. **PUBLIC SESSION:**

There were no comments from the public and the public session was closed.

10. **ORDINANCES – FIRST READING.**

a. **# 2026-01 - CALENDAR YEAR 2026 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14).**

Motion by Councilwoman Chamberlin, seconded by Councilman Fabula, carried to introduce Ordinance # 2026-01 on first reading. Roll call vote: **AYES** - Councilpersons Chamberlin, Quinoa, Fabula and Mayor Tuohy; **ABSENT** - Councilwoman Bonanno.

Second reading to take place on 02/25/2026 at 6:30 p.m.

11. **ORDINANCES – SECOND READING AND PUBLIC HEARING.**

None.

12. **RESOLUTIONS:**

Mayor Tuohy advised that the agenda needs to be amended to reflect the removal of

Resolution 2026-46 - Settlement Agreement KAD Properties vs. Allamuchy Township et. als.

Mayor Tuohy added that Resolution 2026-47 - Authorizing Professional Services Agreement with Phoenix Consulting, LLC for Financial Advisory Consulting will now be designated as Resolution 2026-46.

Motion by Councilman Fabula, seconded by Councilman Quinoa, carried to amend the resolution portion of the agenda as represented by Mayor Tuohy. Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Fabula and Mayor Tuohy; **ABSENT** – Councilwoman Bonanno.

RESOLUTIONS – Consent Agenda:

- a. **2026-43** - Appointment of Recreation Director to a Three (3) Year Term
- b. **2026-44** - Appointment of Season Worker, Laborer 1 to DPW
- c. **2026-45** - Mayor and Council Support for 2026 Local Recreation Grant
- d. **2026-46** - Authorizing Professional Services Agreement with Phoenix Consulting, LLC for Financial Advisory Consulting.

Motion by Councilwoman Chamberlin, seconded by Councilman Quinoa, carried to adopt resolutions a - d as presented. Roll call vote: **AYES** - Councilpersons Chamberlin, Quinoa, Fabula and Mayor Tuohy; **ABSENT** - Councilwoman Bonanno.

Mayor Tuohy stated that with regard to Resolution 2026-45, the Open Space Director will be applying for Phase 2 of the Rails-to-Trails Project Grant. The Open Space Director will be working with the Municipal Engineer on the grant.

Mayor Tuohy advised that a letter of award was received from Warren County Department of Land Preservation for the Allamuchy Freight House Preservation Project. The Township will be receiving \$18,750.00 from Warren County and the Township will be paying the balance of \$6,250.00.

Mayor Tuohy advised that she will be attending a virtual seminar on USDA grants. There may be USDA grants available for water/sewer infrastructure improvements.

13. **NEW BUSINESS/PENDING BUSINESS**

- a. Ordinance(s) Review
- b. Sand Filter Replacement - Project in design phase
- c. Striping Freeborn Lane, Municipal Parking Lots. Municipal Parking Lot at Dog Park
- d. Affordable Housing Update
- e. SMSD — Advisory Committee

- f. 2025 Local Recreation Improvement Grant Application - Trail Improvements — \$82,000.00 Grant Received
- g. 2024 Local Recreation Improvement Grant Status - Playground - \$64,000.00 Grant Received - Status of Reimbursement from the State
- h. 2026 Recreation Improvement Grant – Phase II of Rails to Trails
- i. 60,000 Water Tank at Plant – Close Out & Reimbursement from I-Bank
- j. 2026 DOT Municipal Aid Grant for Shades of Death Road

14. **COMMUNITY EVENTS**

- a. Game Night – Hafner Hall – Every Thursday from 7:00 p.m. to 9:00 p.m.

15. **PUBLIC SESSION**

There were no comments from the public and the public session was closed.

16. **APPROVAL OF PURCHASE ORDERS AND BILL LIST**

Mayor Tuohy advised there was a delay in the distribution of the bill list as there were some glitches with turning the finance system software over from 2025 to 2026.

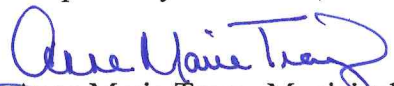
Motion by Councilman Fabula, seconded by Councilman Quinoa, carried to approve the purchase orders and bill list subject to review by the Finance Committee. Roll call vote: **AYES** - Councilpersons Chamberlin, Quinoa, Fabula and Mayor Tuohy; **ABSENT** - Councilwoman Bonanno.

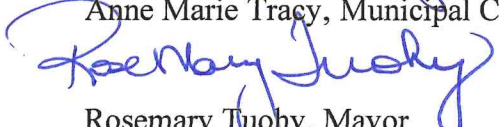
17. **EXECUTIVE SESSION** - None

18. **ADJOURNMENT** - 7:03 P.M.

There being no further business, motion by Councilman Quinoa, seconded by Councilman Fabula, carried to adjourn at 7:03 P.M. Roll call vote: **AYES** – All in favor; **NAYES** – None; **ABSTAIN** - None; **ABSENT** – Councilwoman Bonanno.

Respectfully Submitted,


Anne Marie Tracy, Municipal Clerk


Rosemary Tuohy, Mayor