

MINUTES OF THE REGULAR MEETING OF THE ALLAMUCHY TOWNSHIP
COUNCIL HELD FEBRUARY 25, 2026 AT 6:30 P.M.

Mayor Tuohy called the meeting to order at 6:32 P.M.

The Township Council convened in open session at 6:32 p.m. on February 25, 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, Council President Bonanno, Councilwoman Chamberlin and Councilman Fabula.

ABSENT - Councilman Quinoa.

Attorney Beilin was not present.

2. **APPROVAL OF MINUTES:**

No minutes to approve.

3. **MAYOR'S REPORT**

- a. Snow Storm Report – Mayor Touhy reported that DPW did a fabulous job with the snow storm. There were 93 hours spent on storm cleanup and 36.25 of those hours were overtime hours. There were 6-7 employees doing the roads and parking lots.
- b. KAD Mall Properties Settlement – Mayor Tuohy advised there is a resolution on the agenda authorizing a settlement agreement in the amount of \$25,000.00. This agreement incorporates the originally approved language.

4. **ATTORNEY'S REPORT:**

Attorney Beilin was not present.

5. **ACCEPTANCE OF DEPARTMENT REPORTS – JANUARY, 2026**

- a. Department of Public Works
- b. Water & Sewer Plant Operations
- c. Water & Sewer Collections/Delinquencies
- d. Allamuchy Township Volunteer Fire Department
- e. Tax Collector
- f. Recreation Commission

Councilwoman Bonanno advised that she had spoken to Councilman Quinoa regarding an item in the Recreation Commission Minutes. She is waiting for a response.

Mayor Tuohy advised that she also had to speak to the Chief Financial Officer regarding the Recreation Trust Account.

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

6. **COMMITTEE REPORTS:**

- a. Budget/Finance Committee – The Finance Committee will begin work on the 2026 Municipal Budget.
- b. Personnel Committee – The Personnel Committee will be meeting to review the personnel policy.
- c. Special Municipal Services District (SMSD) – No Report.

7. **CORRESPONDENCE:**

No Correspondence.

8. **MUNICIPAL CLERK’S REPORT:**

The Municipal Clerk advised that the ordinances introduced at the 02/18/2026 meeting have been published accordingly and second reading and public hearing on those ordinances will take place on 03/11/2026.

The Affordable Housing Monitoring and Trust Fund reports have also been filed electronically.

Mayor Tuohy advised that the Land Use Board meeting scheduled for 02/26/2026 has been cancelled. There will be a special meeting of the Land Use Board to review ordinances introduced by the Township Council. The Land Use Board will also be holding a public hearing on the amended Affordable Housing Plan Element and Fair Share Plan on 03/02/2026 at 7:30 p.m.

Mayor Tuohy advised that America 250th Celebration and fireworks display is being moved to August 1, 2026. The hours of the event will be announced at a future meeting.

Mayor Tuohy advised that Request for Proposals for a Water/Sewer Operator will be received March 5, 2026 at 10:00 a.m. The process is being done virtually through zoom.

Mayor Tuohy stated that there will be an emergency resolution for water main repairs for Canada Goose Drive and Ajax Court on the 03/11/26 workshop meeting agenda. The Water/Sewer Plant Operator certification and Chief Financial Officer certification of funds is required before the resolution can be adopted.

9. **PUBLIC SESSION:**

- a. John Young, 25 Killdeer Drive, was present and questioned Ordinance # 2026-01 which establishes a CAP bank. He questioned how this affects the Township.

Councilwoman Bonanno stated that every year the State will come out and issue a COLA increase. This year (2026) that increase is 2% - last year it was 2.5 % and there may be some years where it will be 0%. The Township can increase appropriations over the prior year's budget. This gives the Township an additional 1.5 % to increase appropriations over the prior year budget. The CAP bank is a cushion and accumulates if the Township needs that money.

Mr. Young thanked the Mayor and Council for their hard work and efforts on the Fair Housing process. He stated that he realizes this process is a lot of work and the end result is a very big help to the residents of this Township. He added that this a small Township going up against a big opposition.

Mayor Tuohy stated that she would like to give a lot of credit to Councilwoman Chamberlin who took the lead with the Municipal Attorney and Municipal Planner. The Mayor advised that Planner Novack is a wonderful planner and guided the Township well and Councilwoman Chamberlin did very well before the Judge handling the process.

Mayor Tuohy stated that the Township did well compared to what the Township was originally facing.

The Mayor and Council thanked Mr. Young for his recognition of the hard work that was done by the Township Council as a whole.

- b. Charles Fineran, Retired Open Space Director, was present and stated that he wanted to announce that a new State Police Superintendent has been appointed by the Governor. This individual is a female who came up through the ranks of the State Police. He stated it is important to start moving on with the leadership especially since Allamuchy Township is covered by the New Jersey State Police.

10. **ORDINANCES – FIRST READING.**

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

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

Second reading and public hearing to take place on 03/25/2026 at 6:30 p.m.

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

None.

12. **RESOLUTIONS**

- a. **# 2026-49 - RESOLUTION AUTHORIZING THE REFUND OF AN OVERPAYMENT FOLLOWING THE APPROVAL OF A 2025 VETERANS DEDUCTION FOR BLOCK 713 LOT 161 – 226 GOLDFINCH DRIVE IN THE AMOUNT OF \$250.00.**

Motion by Councilwoman Chamberlin, seconded by Councilwoman Bonanno, carried to adopt Resolution # 2026-49 as presented. Roll call vote: **AYES** - Councilpersons Chamberlin, Fabula, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Quinoa.

- b. **# 2026-50 - RESOLUTION AUTHORIZING THE SETTLEMENT OF CERTAIN LITIGATION WITH KAD MALL PROPERTIES, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE SETTLEMENT AGREEMENT AND RELEASE.**

Motion by Councilwoman Chamberlin, seconded by Councilwoman Bonanno, carried to adopt Resolution # 2026-50 as presented. Roll call vote: **AYES** - Councilpersons Chamberlin, Fabula, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Quinoa.

13. **NEW BUSINESS/PENDING BUSINESS**

- a. Internet Service for non-serviced areas - Planet Networks – no update
- b. Ordinance(s) Review
- c. Sand Filter Replacement — Project in design phase – Additional funding request being reviewed.
- d. Striping Freeborn Lane, Municipal Parking Lots. Municipal Parking Lot at Dog Park – Spring 2026.

- e. Affordable Housing Update
- f. SMSD - Advisory Committee
- g. 2025 Local Recreation Improvement Grant Application — Trail Improvements — \$82,000.00 Grant Received
- h. 2024 Local Recreation Improvement Grant Status — Playground — \$64,000.00 Grant Received - Status of Reimbursement from the State – Expense report has been submitted.
- i. 2026 Recreation Improvement Grant – Phase II of Rails to Trails – Grant Application submitted on 02/13/2026.
- j. 60,000 Water Tank at Plant – Close Out & Reimbursement from I-Bank – H2M additional funding request is being reviewed.
- k. 2026 DOT Municipal Aid Grant for Shades of Death Road – Engineer to provide a scope of work prior to commencement of project.

Mayor Tuohy advised that the Finance Department is working on reconciling the escrow accounts. There are some older accounts that need to be closed out and newer accounts that may need replenishment. There were issues with the conversion from Edmunds to MSI so the escrow sub-accounts did not carry over completely. These accounts need to be established in the MSI system and the monies posted accordingly.

14. **PUBLIC SESSION**

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

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

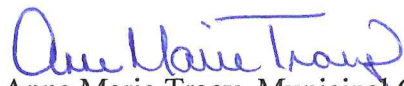
Motion by Councilwoman Chamberlin, seconded by Councilwoman Bonanno, carried to approve the purchase orders and bill list subject to review by the Finance Committee.
Roll call vote: **AYES** - Councilpersons Chamberlin, Fabula, Bonanno and Mayor Tuohy;
ABSENT – Councilman Quinoa.

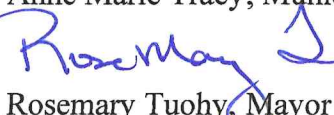
16. **EXECUTIVE SESSION** - None

17. **ADJOURNMENT** - 6:57 P.M.

There being no further business, motion by Councilman Fabula, seconded by Councilwoman Chamberlin, carried to adjourn at 6:57 P.M. Roll call vote: **AYES** – All in favor; **NAYES** – None; **ABSTAIN** - None; **ABSENT** – Councilman Quinoa.

Respectfully Submitted,


Anne Marie Tracy, Municipal Clerk


Rosemary Tuohy, Mayor