

**MINUTES OF THE WORKSHOP MEETING OF THE ALLAMUCHY TOWNSHIP**  
**COUNCIL HELD ON MARCH 11, 2026 AT 6:30 P.M.**

The Township Council convened the workshop meeting in person at 6:32 P.M. on March 11, 2026. The meeting opened with the Pledge of Allegiance.

A moment of silence was held at this time for personal intentions. Mayor Tuohy requested everyone keep the military service men and women in their prayers.

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 Quinoa.

Attorney Beilin was also present.

**ABSENT:** Councilman Fabula

2. **APPROVAL OF MINUTES:**

- a. Workshop Meeting – 02/18/2026 as submitted.
- b. Regular Meeting – 02/25/2026 as submitted.

Motion by Councilman Quinoa, seconded by Councilwoman Chamberlin, and approved on roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa (02/18/2026 only), Councilwoman Bonanno and Mayor Tuohy; **ABSTAIN** – Councilman Quinoa (02/25/2026 minutes); **ABSENT** – Councilman Fabula.

3. **MAYOR’S REPORT:**

- a. New Jersey Governor’s Budget Message/Tour of State House – Mayor Tuohy stated that Assemblyman Inganamort, 24<sup>th</sup> Legislative District, was gracious enough to invite her as his guest to attend the Governor’s budget message. The Mayor advised that she also had toured the State House. It was a great day, and the State House is a beautiful building.

Mayor Tuohy stated that Governor Sherrill addressed in her budget message there would be cuts to the Stay NJ program, there is no plan to change funding for the school districts but there will be an increase in funding for PreK and mental health programs. There would be additional taxation to small businesses and corporations which is a bad thing for New Jersey.

- Mayor Tuohy advised that if surplus money continues to be used for the State budget, there will not be any surplus money left in the next two to three years. This is the highest State budget ever for New Jersey - \$60.7 billion dollars. The budget still has to go to the legislature for approval. There are no more ratables for Allamuchy Township as the Township is 100% Highlands compliant. There will be no energy tax receipts again this year and no plan for school funding.
- b. Letter/Email of Recognition – Mayor Tuohy advised that correspondence was received thanking the Department of Public Works and the Water/Sewer Department Personnel for services provided by their departments. The resident was very satisfied with the water department personnel resolving the issues of not having any water and the DPW assisted with visibility issues and removal of snow at the intersection of Ridge Road and Dallarda Drive.
  - c. Water/Sewer Plant Operator – Request for Proposals were accepted on March 5, 2026. This matter will be placed on the March 25, 2026 Township Council agenda. There was only one proposal received – Jersey Environmental Services, Mount Laurel, NJ. Veolia did not submit a proposal but may be more interested in acquiring the water/sewer plant. JES is currently the licensed operator at the plant.
  - d. Allamuchy Freight Depot – Executed Grant 2025 – Mayor Tuohy advised that the Municipal and Charitable Conservancy Trust Fund Grant Agreement was executed by the Warren County Commissioners and an original copy was returned to the Township.
  - e. Resignation of Morgan Gardiner – Mayor Tuohy advised that a letter of resignation was received from Morgan Gardiner.

Councilman Quinoa, Personnel Committee, questioned if any exit interview would be done.

Mayor Tuohy advised no.

Mayor Tuohy advised that she had attended the playoff basketball games and the Allamuchy 7<sup>th</sup> and 8<sup>th</sup> Grade girls and boys basketball team came in 1<sup>st</sup> place; the girls team from Independence took 2<sup>nd</sup> place and the Hackettstown boys team took 2<sup>nd</sup> place; The Allamuchy boys 5<sup>th</sup> and 6<sup>th</sup> took 2<sup>nd</sup> place and the Allamuchy girls 5<sup>th</sup> and 6<sup>th</sup> took second place. The Hackettstown boys and girls 5<sup>th</sup> and 6<sup>th</sup> grade took 1<sup>st</sup> place.

Mayor Tuohy stated that the playoff games were suspenseful. It was good to see the girls move up and improve over the last year. The 7<sup>th</sup> and 8<sup>th</sup> grade boys and girls teams will be present at the 04/08/2026 Township Council meeting for a presentation of their medals.

Mayor Tuohy advised that it has come to attention that the Panther Valley Property Owner's Association has not been paying property taxes for at least the last twenty years – on any buildings or common property. Mayor Tuohy deferred to Attorney Beilin on this issue.

Attorney Beilin advised there were different entities within Panther Valley that were involved with the construction and administration of Panther Valley. At some point the entities stopped paying or was not taxed and the PVPOA Buildings or properties never made it on the tax rolls when the entities were no longer involved with Panther Valley.

The Municipal Clerk advised there was Panther Valley Ltd. and MPW Communities at

the very beginning when Panther Valley was being built. There have been a lot of real estate transactions between both entities and residents regarding easements and deed conveyance.

Mayor Tuohy stated that the oversight could have been done when the manual system went to the Vital software system.

Councilman Quinoa questioned when the last tax payments were made.

Mayor Tuohy stated she was not sure. The old tax collector books need to be researched. The books show the block and lot, assessment and what was paid in taxes for that specific property. The Mayor added that the Tax Assessor concurred that ever since he was the assessor for the Township, PVPOA has never been paying taxes.

Councilwoman Bonanno inquired how far back the Township can go to assess and collect property taxes.

Mayor Tuohy advised two years, and the added assessment would be done in October.

Councilman Quinoa stated the Township would have to go back and do diligent research and find out what happened and why PVPOA was never assessed. There could be an agreement that exists.

Attorney Beilin stated that it almost does not matter what happened in the past or what agreement if any may exist. He advised legally the homeowner's association has to be taxed.

Councilman Quinoa stated the Township has to have records – there has to be some history.

Mayor Tuohy advised that she had spoken to PVPOA General Manager Matt Begley and he also concurred that PVPOA has not paid any taxes since he has been there.

Councilwoman Bonanno questioned property owned by PVPOA located in the Bowers Glen Village and whether this common property was being taxed.

Mayor Tuohy stated that she would have to look at the tax records. She believes taxes are being paid on Bowers Glen property owned by PVPOA.

Councilman Quinoa stated that it was a good thing that Mayor Tuohy is looking into this matter and the issue was discovered. The Township has been trying to catch up over the years because everything was paper and pen back then. It is hard to believe this matter was never picked up or discovered until now.

Mayor Tuohy stated that it does not matter what may have existed or if any agreement exists. It is still illegal to not collect the taxes from a homeowner's association. There

were different addresses along the way for PVPOA when they were under Panther Valley Ltd. and MPW Communities. She is still doing research and will be having a meeting with the tax assessor to discuss this matter.

4. **ATTORNEY'S REPORT:**

- a. Affordable Housing – Attorney Beilin advised there are two ordinances on the agenda for second reading. The Affordable Housing Amendment Ordinance and the MFR/MFRO (Multi Family Residential and MFR Overlay District). There is also a resolution on the agenda to adopt an affordable housing marketing plan. This plan will assist the Township to reach out to the most potential applicants for affordable housing.

Attorney Beilin stated that the two ordinances and resolution needs to be adopted at this meeting and has to be filed with the court no later than Monday 03/16/2026.

Attorney Beilin stated that by April 15, 2026, a consent order needs to be submitted. The Township will then be good for the next ten years.

5. **COMMITTEE REPORTS:**

- a. Budget/Finance Committee Report – Mayor Tuohy advised that she is obtaining pricing for time and attendance time clock and software. She added that she along with Councilwoman Bonanno will be working on the 2026 municipal budget.
- b. Personnel Committee – No report.

6. **CORRESPONDENCE:**

- a. Frelinghuysen Township – Adoption of Amendment to Land Development Ordinance and Amending and Supplementing Chapter 20 – Affordable Housing.

Councilwoman Chamberlin stated that if she is reading this correctly, affordable housing would be permitted in the agricultural zone.

Attorney Beilin confirmed that Councilwoman Chamberlin was correct. He advised that farm worker housing would be recognized as affordable housing and the ordinance would permit affordable housing in the agricultural zone.

- b. Year 2024 Warren County Traffic Crash Data and Road Safety Assessment - Document is on file with the Municipal Clerk.

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

- a. Special Municipal Services District Commission Meeting – The Municipal Clerk advised that a notice was provided to the Township that the SMSD will be meeting on March 25, 2026 at 5:30 p.m. at the municipal building.

Mayor Tuohy inquired with Councilwoman Bonanno where the SMSD Advisory Committee stands.

Councilwoman Bonanno stated that she needs to follow up with Attorney Ursin on the SMSD ordinance.

8. **PUBLIC SESSION:**

There were no comments from the public.

9. **ORDINANCES – FIRST READING** – None.

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

a. **# 2026-02 - ORDINANCE REPEALING AND REPLACING CHAPTER 46 OF THE ALLAMUCHY TOWNSHIP CODE, CONCERNING PERSONNEL POLICIES.**

Motion by Councilwoman Bonanno, seconded by Councilman Quinoa, carried adopt Ordinance # 2026-02 on second reading.

At this time, the meeting was opened to the public. There were no comments or objections and the public hearing was closed.

Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

b. **# 2026-03 - ORDINANCE REVISING SECTION 296-6 OF THE ALLAMUCHY TOWNSHIP CODE, “FEES AND CHARGES” OF THE WATER AND SEWER DEPARTMENT CONCERNING WATER SERVICE CHARGES.**

Motion by Councilwoman Chamberlin, seconded by Councilman Quinoa, carried adopt Ordinance # 2026-03 on second reading.

At this time, the meeting was opened to the public. There were no comments or objections and the public hearing was closed.

Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

c. **# 2026-04 - ORDINANCE OF THE ALLAMUCHY TOWNSHIP MAYOR AND COUNCIL AMENDING CHAPTER 72 (AFFORDABLE HOUSING) TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) AND TO COMPLY WITH THE TOWNSHIP’S ROUND FOUR OF AFFORDABLE HOUSING OBLIGATIONS.**

Motion by Councilman Quinoa, seconded by Councilwoman Chamberlin, carried adopt Ordinance # 2026-04 on second reading.

At this time, the meeting was opened to the public. There were no comments or objections and the public hearing was closed.

Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

**d. # 2026-05 - ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 190, “LAND DEVELOPMENT,” BY CREATING A NEW MFR MULTIFAMILY RESIDENTIAL DISTRICT AND A NEW MFRO MULTIFAMILY RESIDENTIAL OVERLAY DISTRICT.**

Motion by Councilwoman Bonanno, seconded by Councilwoman Chamberlin, carried adopt Ordinance # 2026-05 on second reading.

At this time, the meeting was opened to the public. There were no comments or objections and the public hearing was closed.

Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

**11. RESOLUTIONS:**

- a. # 2026-51 - RESOLUTION AUTHORIZING THE REFUND OF AN OVERPAYMENT FOLLOWING THE APPROVAL OF A 2026 DUPLICATE PAYMENT FOR BLOCK 717.02 LOT 297 KNOWN AS 3 GROSBEAK DRIVE IN THE AMOUNT OF \$1,246.32.**
- b. # 2026-52 - RESOLUTION AUTHORIZING THE CANCELLATION OF TAXES FOR A 100% DISABLED VETERAN – BLOCK 718 LOT 38 KNOWN AS 14 DUCK HAWK COURT.**
- c. # 2026-53 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ALLAMUCHY, COUNTY OF WARREN, STATE OF NEW JERSEY, APPOINTING JONATHAN AKHONDI AS A VOLUNTEER FOR THE TOWNSHIP OF ALLAMUCHY.**

Mayor Tuohy stated that Mr. Akhondi is being brought on as a volunteer to assist the Township with Planet Networks internet availability and hopefully expedite the process.

- d. # 2026-54 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ALLAMUCHY REGARDING A CONTINUED SHARED SERVICE FOR MUNICIPAL COURT SERVICES BETWEEN KNOWLTON TOWNSHIP AND THE TOWNSHIP OF ALLAMUCHY.**
- e. # 2026-55 - RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF ALLAMUCHY APROVING AN EMERGENCY PURCHASE FOR WATER MAIN BREAK REPAIRS – W.J. HARRINGTON INC. & SONS.**

- f. # 2026-56 - RESOLUTION OF THE TOWNSHIP OF ALLAMUCHY APPROVING AN AFFORDABLE HOUSING AFFIRMATIVE MARKETING PLAN.
- g. # 2026-57 - RESOLUTION AMENDING RESOLUTION # 2026-40 AUTHORIZING THE PLANNING AND EXPENDITURE OF FUNDS FOR THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA CELEBRATION (AMERICA250) WITH A NOT-TO-EXCEED BUDGET OF \$25,000.00 AND TO APPROVE A CHANGE OF DATE FOR SUCH CELEBRATION.

Motion by Councilwoman Bonanno, seconded by Councilman Quinoa, carried to approve as a consent agenda Resolution #'s 2026-51, 52, 53, 54, 55 and 57 as presented. Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

Mayor Tuohy stated that she wanted to mention that there is a problem with Direct Install and the LED lighting replacement at the Water/Sewer Plant. There is a financing company involved and the financing company is requesting a copy of the Mayor's driver license. This apparently is being requested for a credit application on behalf of the Township. She stated she will not provide a copy of her license and placed a phone call into John Tull from Facility Solutions Group to discuss this matter further. She added that if the financing company is not waiving the driver's license requirement then the contract will be cancelled.

Motion by Councilwoman Bonanno, seconded by Councilman Quinoa, carried to approve Resolution # 2026-56 as presented. Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT** – Councilman Fabula.

## 12. NEW BUSINESS/OTHER BUSINESS

- a. Internet Service for non-serviced area – Planet Networks – Mayor Tuohy advised that Mr. Akhondi will try to find out where the internet lines are installed and who is being serviced or ready for service.

Mr. Akhondi was present and advised he had prepared a handout as to how residents could express their interest in signing up for Planet Networks internet service.

Mayor Tuohy requested a copy of the handout and advised that the Township will place it on the website.

The Municipal Clerk advised she will also place the information on the message board in front of the municipal building.

- b. Ordinance(s) Review
- c. Sand Filter Replacement - Project in design phase – Review additional funding request.
- d. Striping Freeborn Lane, Municipal Parking Lots. Municipal Parking Lot at Dog Park – Spring 2026 – Mayor Tuohy advised that she had requested the municipal engineer to inspect the municipal building parking lots. She stated that Tilcon has not been paid for the work done as the engineer is requesting a four-year guarantee on the work performed. Tilcon would not agree to the engineer's request but offered ten percent off on the work done. The Mayor stated that the engineer advised this was not acceptable.

- e. Affordable Housing Update – Mayor Tuohy requested this item be removed from the agenda and replaced with an RFP for an Administrative Agent for Affordable Housing.
- f. SMSD - Advisory Committee
- g. 2025 Local Recreation Improvement Grant Application - Trail Improvements \$82,000.00 Grant Received – Project Status Report # 1 uploaded in portal.
- h. 2024 Local Recreation Improvement Grant Status - Playground - \$64,000.00 Grant received - State Reimbursement in review status.
- i. 2026 Recreation Improvement Grant – Phase II of Rails to Trails – Grant filed electronically 02/13/2026.
- j. 60,000 Water Tank at Plant – Close Out & Reimbursement from I-Bank – H2M requesting additional funding.
- k. 2026 DOT Municipal Aid Grant for Shades of Death Road – Engineer scope of work pending.

Mayor Tuohy advised that she was approached by members of the PVPOA Recreation Committee who expressed an interest in joining the Township on certain events. The Mayor advised that some members are in chorus others are in game night. She indicated she is fine with the idea of a joint venture for events but one member would have to join the Allamuchy Recreation Commission.

Councilwoman Bonanno stated that it was a good idea for the Township and PVPOA to work together on events. This is what the Township was trying to accomplish during the SMSD budget discussions last year.

### 13. **COMMUNITY EVENTS**

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

Councilman Quinoa stated that he had stopped in at the last game night and it was nice to see a lot of people in attendance.

Mayor Tuohy advised that other events are also being considered.

Councilman Quinoa mentioned that a men’s basketball summer league is also being considered. The event would be held at the Allamuchy Elementary School gymnasium. The Allamuchy gymnasium would be offered if Independence ran the program. Allamuchy would have preference over other teams if there are other teams that may want to bring their team in. He would like to meet with the Allamuchy School Superintendent to discuss this matter. He added that Independence would handle everything and if the program was successful it would be expanded to allow for a mixture of men and women to participate.

Mayor Tuohy stated there may be a concern as the program would take place over the summer. There may be an issue with access to the gym and staffing.

Councilman Quinoa suggested that a key could be provided so there is access to the gym.

Mayor Tuohy advised that volunteers would be needed to run it. It is very difficult to get volunteers.

Councilman Quinoa stated that he just wanted to thank Mayor Tuohy for coming to the basketball games. He advised the children were excited with her attendance.

14. **PUBLIC SESSION**

There were no comments from the public.

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

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

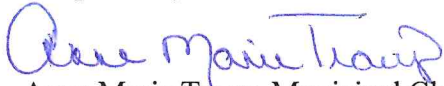
16. **EXECUTIVE SESSION**

None.

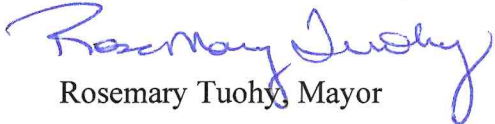
17. **ADJOURNMENT – 7:26 P.M.**

There being no further business, motion by Councilman Quinoa, seconded by Councilwoman Chamberlin, carried to adjourn at 7:26 p.m. Roll call vote: **AYES** – Councilpersons Chamberlin, Quinoa, Bonanno and Mayor Tuohy; **ABSENT**- Councilman Fabula.

Respectfully Submitted,



Anne Marie Tracy, Municipal Clerk



Rosemary Tuohy, Mayor