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**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
February 10, 2020
Regular Session Minutes 7:30 PM**

ROLL CALL:

Mr. Baio	Present
Ms. Duarte	Present
Mr. Monaghan	Present
Mr. Orlins	Present
Mayor Neibart	Present

Also, present:

Deborah Bonanno, Township Administrator
John Mills, Township Attorney
Maria Coppinger, Township Clerk

SALUTE TO THE FLAG

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Observer Tribune and Daily Record on January 3, 2020. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

RECOGNIZING NEW MEMBERS

Gregory T. Anagnostis and Surya S. Murali have applied to be Junior Members at Brookside Engine Company #1. Deputy Chief Stephen Sauermaun introduced the junior members to the Township Committee.

ANNOUNCEMENTS/REPORTS

Mayor Neibart congratulated Committee member Monaghan on his birthday. Mayor Neibart and Committee member Monaghan spoke to the second-grade class, last Friday, about local government and elections. The Office of Emergency Management (OEM) submitted their Operating Procedure Plan to the state. Mayor Neibart congratulated the winners of the Mendham Cub Scout Pack 133 Pinewood Derby. Mayor Neibart made the following announcements:

- Gottesman RTW Academy will host a workshop on Anger, Anxiety, and Attitude; Learning Strategies and Techniques for Positive Parent-Child Communication on February 12th.
- The Public Health Nurse is available to provide free blood pressure screenings, health information, referrals, and resources to Township residents. Please stop by on the 1st Thursday of every month at the Township Municipal Offices from 9:00 am to 12:30 pm or at the Township Library on the 4th Tuesday of every month from 9:00 am - 12:30 pm. No appointment necessary.
- April 8th is the deadline to change your Party Affiliation for the Primary Election.
- May 12th is the deadline to register to vote in the Primary Election.
- There are vacancies on the Tree Protection Committee – visit the Township’s website to submit an application or contact the Township Clerk.
- FREE radon kits are still available through the Mendham Township Health Department – Stop by Town Hall to pick up a radon kit.
- Town Hall will be closed on Monday, February 17th.

Mr. Monaghan and Ms. Duarte recognized and congratulated Detective Arnesen for his great police work which brought an arrest in a case.

Ms. Duarte commented that the First Aid Squad is seeking a new treasurer, which is strictly administrative. She noted that February is Black History Month and the Morris Museum is hosting an exhibit called “The Ties that Bind.” The Brookside Church is hosting a young at heart luncheon on Valentine’s Day. Brookside Harmony is hosting an art exhibit called “The Holding Heart” and they are also starting an initiative called Care Share Give which they are describing as day to day approach to life, to show people you care, to share and to give in all sorts of different ways. The Environmental Commission is looking to apply for a grant from ANJAC for a whole number of projects like trail building, signage and maintenance to name a few. The Stigma-Free Task Force held two workshops on mental health issues, both workshops were very well attended and appreciated by parents. She thanked Mendham TV for videotaping the workshop, town library and the committee club. Ms. Duarte noted that the results are in from the community survey which was given out and posted online. Those results would be shared at a later date. In the Spring, the Stigma Free Task Force plans to offer mental health first aid training both for young people and adults.

Mayor Neibart commented that DPW and the Police department presented their budget request during the finance committee which met prior to the township committee meeting.

OPEN TO THE PUBLIC

Ms. Duarte moved. Mr. Monaghan seconded the motion to open the meeting to the public. All members present voted to open the meeting to the public.

Adam Greene – Cobblefield Drive – Mr. Greene has been a resident of Mendham Township for about 20 years. He supports the rebuilding of the police headquarters and asked the Township Committee to move forward with the plans.

Diana Orban Brown – Ironia Road – She was delighted to see the video of the Township Committee posted in the agenda section of the township’s website. She commented on the proposed communications committee and expressed that its great idea to bring all of the essential communicators under one umbrella. She noted that there was a previous communication committee suggested, we have a real need to promote the greatness of Mendham Township, she expressed that it should be a hand on approach.

Kelly Shea – Hackettstown, NJ – She is present on behalf of the League of Women Voters of Warren and West Morris Counties and is in support of resolution 2020-0396, in support for the 100th year anniversary of women’s right to vote. She provided a brief history of the league and women voting. On behalf of the League of Women Voters, she thanked the Township Committee for the resolution.

Bob Wowk – 12 Cooper Road – attended a local school board meeting which he was the only one in attendance. He noted that the township is looking at a significant increase from the local school. He hopes that the committee could continue to reinforce to residents the importance in attending those discussions. He asked for the status on Pitney Farms and if DPW could start work on the property. Mayor Neibart explained that we are waiting for confirmation from the county and state to start the work.

**Ms. Duarte moved. Mr. Monaghan seconded the motion to close the meeting to the public.
All members present voted to close the public session.**

APPROVAL OF MINUTES

REGULAR AND EXECUTIVE SESSION MEETING MINUTES OF NOVEMBER 26, 2019

Motion made by Ms. Duarte and seconded by Mr. Monaghan.

Motion to call the question made by Mr. Baio and second by Ms. Duarte.

Roll call vote: All members present voted to approve.

REGULAR MEETING MINUTES OF DECEMBER 9, 2019

Motion made by Mr. Orlins and seconded by Mr. Monaghan.

Motion to call the question made by Ms. Duarte and second by Mr. Monaghan.

Roll call vote: All members present voted to approve.

REGULAR MEETING MINUTES OF DECEMBER 19, 2019

Motion made by Mr. Orlins and seconded by Ms. Duarte.

Motion to call the question made by Ms. Duarte and second by Mr. Monaghan.

Roll call vote: All members present voted to approve.

REORGANIZATION MEETING MINUTES OF JANUARY 2, 2020

Motion made by Ms. Duarte and seconded by Mr. Monaghan.

Motion to call the question made by Ms. Duarte and second by Mr. Orlins.

Roll call vote: All members present voted to approve.

RESOLUTIONS

2020-038 Resolution of the Township Committee of the Township of Mendham Appointing Police Officer Christopher Ripoll

Motion made by Ms. Duarte and seconded by Mr. Orlins.

Oath of Office administered by the Township Attorney.

Roll call vote: All members present voted to approve.

2020-039 Resolution of the Township Committee of the Township of Mendham in Support for the Celebration of the 100th Anniversary of Women’s Suffrage

Motion made by Ms. Duarte and seconded by Mr. Monaghan.

Mayor Neibart read the resolution.

Motion to call the question made by Mr. Monaghan and second by Ms. Duarte.

Roll call vote: All members present voted to approve.

2020-040 Resolution of the Township Committee of the Township of Mendham Approving Raffle Licenses

Motion made by Ms. Duarte and seconded by Mr. Monaghan.

Motion to call the question made by Mr. Baio and second by Ms. Duarte.

Roll call vote: All members present voted to approve.

2020-041 Resolution of the Township Committee of the Township of Mendham Calling for Study Commission to Review the Open Public Records Act

Motion made by Mr. Baio and seconded by Mr. Monaghan.

Motion to call the question made by Ms. Duarte and second by Mr. Baio.

Roll call vote: All members present voted to approve.

2020-042 Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Non-Fair and Open Contract for Township Planner

Motion made by Mr. Baio and seconded by Mr. Monaghan.

Motion to call the question made by Mr. Baio and second by Ms. Duarte.

Roll call vote: All members present voted to approve.

2020-043 Resolution of the Township Committee of the Township of Mendham Appointing Stephen Shea as the Building Subcode Official/Inspector
Motion made by Ms. Duarte and seconded by Mr. Baio.
Motion to call the question made by Ms. Duarte and second by Mr. Baio.
Roll call vote: All members present voted to approve.

2020-044 Resolution of the Township Committee of the Township of Mendham Authorizing Discussion without the Presence of the Public
Motion made by Ms. Duarte and seconded by Mr. Baio.
Motion to call the question made by Ms. Duarte and second by Mr. Baio.
Roll call vote: All members present voted to approve.

2020-045 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills
Motion made by Ms. Duarte and seconded by Mr. Baio.
Motion to call the question made by Mr. Baio and second by Ms. Duarte.
Roll call vote: All members present voted to approve.

2020-046 Resolution of the Township Committee of the Township of Mendham Accepting Terms and Conditions of Trails Construction Grant Easement Between the County of Morris and the Township of Mendham and Authorizing and Directing the Mayor and Clerk to Execute Same (Pitney Farm Historic Park)
Motion made by Mr. Baio and seconded by Mr. Monaghan.
Motion to call the question made by Mr. Baio and second by Ms. Duarte.
Roll call vote: All members present voted to approve.

ORDINANCE FOR INTRODUCTION / FIRST HEARING

01-2020 An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank
Second Reading and Public Hearing scheduled for February 25, 2020

Motion made by Ms. Duarte and seconded by Mr. Monaghan.
Township Attorney noted that there was a typo in the 6th paragraph and noted that the sentence that reads "...be increased **by** 3.5%" should read "be increased **to** 3.5%." Motion made by Ms. Duarte and seconded by Mr. Baio. All Members present voted to amend the section.
Motion to call the question made by Mr. Baio and second by Ms. Duarte.
Roll call vote: All members present voted to approve.

02-2020 An Ordinance of the Township of Mendham Providing for the Construction of Mendham Township Historic Park at Pitney Farm and Appropriating \$760,000 Therefore, \$377,500 from Stewardship Grant from the New Jersey Department of Environmental Protection, 264,752.50 from the Trails Construction Grant from the County of Morris and \$117,747.50 from Capital Improvement Fund
Second Reading and Public Hearing scheduled for February 25, 2020

Motion made by Mr. Baio and seconded by Ms. Duarte.
Motion to call the question made by Mr. Baio and second by Ms. Duarte.
Roll call vote: All members present voted to approve.

OPEN TO THE PUBLIC

Motion to open public comment was moved by Ms. Duarte and seconded by Mr. Baio.
All members present voted to open the meeting to the public.

Sam Barsa – 20 Conifer Drive – Mr. Barsa expressed his frustration with the spending in Mendham Township.

Diana Orban Brown – Ironia Road – Thanked the Township Committee for the resolution and ordinance to move the Pitney Park forward. She noted that, at the last meeting, there were discussions on the park which touched on a couple of things. She provided the township committee and the public with a brief background on the grant process for Pitney Park. She expressed that a question was raised on the name of the park. She mentioned that the reason for Mendham Township to be in the name is because the effort is coming from Mendham Township; the name includes "historic" because one of the underlying desires of so many people who were involved in the process was that this is a historic piece of land. In fact, the certificate of eligibility (Historic Preservation Office) sent to Mendham Township noted that the buildings were not historic but that the place is historic. She explained that our own Historic Preservation Committee is putting a lot of time and effort into creating informational signs that would be installed to provide our residents a glimpse of the history.

Motion to extend the speakers time made by Mr. Monaghan and second by Mr. Baio. All members present voted to open the meeting to the public.

Ms. Orban Brown expressed that it is important to remember what was promised to the residents and what was put in the proposal that went to the state and county.

Peter Dumovic – 3 Shelton Road – expressed that he is excited that the resolution was passed on the Park at Pitney Farm and that an ordinance has been introduced. He noted that it is good to see that progress is being made after 10 years. Mr. Dumovic looks forward to the beautiful park.

Motion to closed public comment was moved by Mr. Baio and seconded by Ms. Duarte.
All members present voted to close public session.

Mayor Neibart explained that she is working with several municipal employees, Mr. Scialla and Deputy Mayor Monaghan to look at all the municipal space (town hall, fire house, etc.) and see what can be repurposed or used as multi-use space.

DISCUSSION

LAWRENCE FARMLAND, LLC – EXMOOR DRIVE

Mayor Neibart explained that the Township Committee received a proposal from a developer regarding the Exmoor Drive's property. Mr. Monaghan explained that the request is to have the property rezoned for the development. Mr. Monaghan's main concern was who reviews the initial request; whether it is reviewed by the township committee, planning board and then referred to the master plan committee.

Kevin Giordano – 25 Schoolhouse Lane – expressed that at this point it is premature to consider the proposal from Lawrence Farmland, LLC because the township is currently under a nitrate dilution / water quality study; that data would be helpful to determine if rezoning is permissible. He noted that the Planning Board cannot rezone. Only the Township Committee can rezone, but they would normally want a recommendation from the Planning Board. He suggested sending the proposal to the Planning Board, only after they have received the report from the Master Plan Committee on the new nitrate dilution models and water quality.

MASTER PLAN PROPOSAL

Sam Tolley -Woodland Road – expressed that the results of the nitrate dilution survey should be available by the end of the month and then the plan is to have a nine-month study done by the Master Plan Committee. The reason for a nine-month time period is to accommodate for committee meetings and public meetings. He noted the Master Plan Committee would then make recommendations to the Planning Board. He asked the Township Committee to wait for the results of the nitrate dilution survey

Mr. Baio asked if the genesis of the previous nitrate dilution study was to limit the housing development or was it to encourage development. Mr. Tolley expressed that the genesis of the study was to evaluate what would make sense for Mendham Township based on the fact that we do not have public sewer and a lot of the community does not have public water. The study was to address community interest in development. Mr. Baio expressed that the previous nitrate dilution studies was troubling. Mr. Tolley commented that the Township Committee will have an opportunity to review the study and if there are inconsistencies or issues that trouble them, then we will go back to the authors to get answers. Mr. Baio asked if they were aware of any shortcomings with respect to COAH; it is his understanding that there is no state standard right now. Mr. Tolley expressed that there is legitimate need for low to moderate housing but laws have changes so he was not sure of the current status.

Mr. Giordano commented that the nitrate dilution study was performed because the master plan had to be updated. He also commented that he does take umbrage with the concept that there was a bias in the report; he explained that they instructed the expert to do a proper report and they did not instruct any bias at any point. He also noted that the last numbers he remembered for COAH fluctuated between 77 units and 127 units.

Ms. Neibart expressed that the Township Committee should wait to act on the development proposal until they receive the report regarding the nitrate dilution study. However, Ms. Neibart expressed that waiting 9-10 months for the Planning Board's recommendation is foolish since there is a revenue problem in the town. Mr. Giordano asked the Township Committee to look at the numbers in terms of rezoning an area, whether there is an actual revenue boost by having the additional items on the roll. He noted that every residence brings a certain amount of cost to the township.

Mr. Giordano's only request is to have the Township Committee wait and the Planning Board will have a better roadmap for the town.

Mr. Tolley noted that the key point is to analyze the available lots. He also suggested that the Township Committee wait on the proposal.

Mayor Neibart asked if the Township Planner would be encouraged to look at expanding a commercial district. Mr. Tolley noted that they will look at anything reasonable and will not ignore any request.

Mr. Monaghan asked if there are any studies on the cost associated with bringing in new families to the township. Mr. Giordano is not aware of one but will reach out to his resources and circulate back to the Township Committee.

The Township Committee decided to wait until the study is complete to moved forward with the Exmoor Drive proposal. Mayor Neibart noted that discussions have taken place in the finance committee regarding the Master Plan proposal.

COMMUNICATIONS COMMITTEE

Ms. Duarte met with Mayor Neibart to discuss their proposed ordinances for establishing a communications committee. The proposed ordinances were very similar however the in Mayor Neibart's proposal, she would like to have the department heads come together to address matters as they arise.

Mr. Monaghan feels that it should be more of a hands-on committee that would take on the work such as the social media posting, newsletter, etc.

Mr. Baio expressed that the communication committee should be an more of advisory committee.

Mr. Monaghan expressed that is should be a committee that is tasked with creating communications strategies and the individual communications that go with that strategy and then referring them to the township to execute. Mr. Monaghan would be more comfortable with a committee that provides strategies than an advisory committee telling us what we need to do.

Mr. Orlins wanted to know the urgent need for monitoring and reviewing the communications channels. Ms. Duarte explained that there is always a need to get information out. Mr. Orlins would like to see an intense expert led

committee, more of an ad hoc committee, of marketing profession who can figure out ways to enhance Mendham Township's image for marketing to homebuyers, in particular.

Ms. Duarte and Mr. Monaghan were tasked with reviewing the proposed ordinances while taking into consideration the recommendation of the Township Committee.

LEASE AGREEMENTS FOR GROUPS UTILIZING MUNICIPAL SPACE – Mayor Neibart tabled this discussion until the next meeting.

BUSINESS CARDS – Mayor Neibart tabled this discussion until the next meeting.

RECESSED TO EXECUTIVE SESSION

Motion by Mr. Monaghan and seconded by Ms. Duarte

All members voted to adjourn at 9:15 PM and resumed into Executive Session.

RETURNED FROM EXECUTIVE SESSION AT 9:40PM.

ADJOURN

Motion made by Ms. Duarte and second by Mr. Baio.

All members present voted in favor.

Respectfully submitted,

Distributed: 3/6/2020

Approved: 3/9/2020

Maria F. Coppinger
Township Clerk