



**TOWNSHIP COMMITTEE  
TOWNSHIP OF MENDHAM  
February 11, 2019  
Regular Session Minutes 7:30 PM**

**ROLL CALL:**

Mr. Diegnan	Absent
Ms. Duarte	Present
Mr. Monaghan	Present
Ms. Neibart	Present
Mayor Gisser	Present

Also present:

Matthew Petracca, Township Attorney  
Debbie Bonanno, Township Administrator  
Maria Coppinger, Township Clerk

**1. SALUTE TO THE FLAG**

**2. 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 8, 2019. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

**3. ANNOUNCEMENTS/REPORTS**

Mayor Gisser, Ms. Duarte and Mr. Monaghan made several announcements on upcoming events.

**4. OPEN TO THE PUBLIC**

**Ms. Duarte moved. Mr. Monaghan seconded.**

**All members present voted to open the meeting to the public.**

No comments were presented from the public

**Ms. Duarte moved. Ms. Neibart seconded.**

**All members present voted to close the meeting to the public.**

**5. APPROVAL OF MINUTES**

- Workshop Meeting of December 10, 2018  
**Workshop Meeting minutes were tabled to the next meeting.**
- Special Meeting of January 2, 2019  
**Ms. Neibart moved. Ms. Duarte seconded.**  
**Roll call vote: All members present voted to approve.**
- Executive Session of January 2, 2019  
**Ms. Duarte moved. Ms. Neibart seconded.**  
**Roll call vote: All members present voted to approve.**

- Reorganization Meeting of January 4, 2019  
**Ms. Duarte moved. Ms. Neibart seconded.**  
**Roll call vote: All members present voted to approve.**

## 6. RESOLUTIONS

**2019 – 037** Resolution of the Township Committee of the Township of Mendham Authorizing the Purchase of a Pierce PUC Pumper from Enforcer Pumper in the Amount Not To Exceed \$600,000 Pursuant to National Cooperative Contract Agreement with Houston-Galveston Area Council of Governments National Cooperative Purchasing Program Contract FS 12-17

Mr. Monaghan asked Township Attorney, Mr. Petracca, to explain the reasons for Mayor Gisser's recusal since Mayor Gisser, as a volunteer firefighter, would be the only one with knowledge about the topic. Mr. Petracca noted that the ethics rules are kind of broad and by taking a conservative approach it is safer to ask Mayor Gisser to recuse himself so it is not perceived that the Township Committee is being influenced by someone serving on the fire department. Discussion continued on the recusal opinion. Ms. Neibart also questioned why Mayor Gisser could not participate in the discussion. Ms. Duarte agreed with the attorney and said she believed the Committee should take the more conservative approach.

Mayor Gisser recused himself at 7:30PM and asked Ms. Neibart to preside over the meeting.

**Mr. Monaghan moved. Ms. Duarte seconded.**

**Roll call vote: All members present voted to approve except for Mayor Gisser who recused himself.**

Mayor Gisser returned to the dais at 7:53PM.

**2019 – 038** Resolution of the Township Committee of the Township of Mendham In Support of the Current Level of Statewide Library Delivery Services

**Mr. Monaghan moved. Ms. Neibart seconded.**

**Roll call vote: All members present voted to approve.**

**2019 – 039** Resolution of the Township Committee of the Township of Mendham Authorizing the Appointment of Enrique Aguilar to the Position of Seasonal Laborer

**Ms. Neibart moved. Mr. Monaghan seconded.**

**Roll call vote: All members present voted to approve.**

**2019 – 040** Resolution of the Township Committee of the Township of Mendham Appointing Allen Corbo as Plumbing Inspector

**Ms. Duarte moved. Ms. Neibart seconded.**

**Roll call vote: All members present voted to approve.**

**2019 – 041** Resolution of the Township Committee of the Township of Mendham Endorsing the Mendham Township Historic Park at Pitney Farm Concept Plan and Authorizing the Township Committee to Pursue Grant and Donation Opportunities for the Historic Park at Pitney Farm

**Ms. Neibart moved. Mr. Monaghan seconded.**

**Roll call vote: All members present voted to approve.**

Mayor Gisser explained that a presentation was made before the Township Committee as it relates to a plan for the seven (7) acres over at Pitney Farm, its passive use and passive recreation. He mentioned that it's a great working document that has pointed them in a direction but the big issue is funding. We have lots of difficult decisions to make as it relates to how and where we spend our money but if there is an opportunity to get money from other funding sources we want to take advantage of it. Former Mayor Brown has risen to the challenge to help us identify some opportunities throughout the community, where we can find public money that is available for us. The State of New Jersey has a Green Acres Grant with

a 50% matching fund but this particular program allows for the matching funds to be in the form of services provided in kind.

Diana Orban Brown presented a plan on the items that need to be accomplished for the submission of the Green Acres application to the State of NJ. Ms. Brown provided the Township Committee with the Seven Guiding Principles for the Seven Acres and provided the following information regarding the grants:

- Resolution No. 041-2019 opens the doors to be able to submit an application to State of NJ Green Acres and Morris County
- Most of the grants are matching grants – Green Acres is 50/50 and Morris County is 80/20
- Most of the grants are reimbursement
- Time frames for applying and finishing the project is very tight
- Highly competitive grants - Green Acres application is graded on a point bases and there are 34 criteria where you have to gain points
- Endorsement by key stake-holders are absolutely essential
- A public hearing needs to take place, advertised in the newspaper and a proof of publication must be included in the application. The public hearing is scheduled for March 26<sup>th</sup>

Ms. Duarte is concern with the public hearing date of March 26<sup>th</sup> since it is the same week of Mendham's Spring Break and asked if a new date would be considered. She viewed the plan that was presented by the task force as a concept plan and not a finalized plan so she hopes the plan is more of a draft plan and as feedback comes in from the residents that those suggestions are incorporated. Ms. Brown noted that the plan is just a basic platform and if any changes are presented, they can be looked at but it is important to remember that the plan has to be for passive recreation.

Mayor Gisser noted that this resolution is the first step in a multi-step process. Discussion continued on the resolution process and the distribution of funds.

Ms. Orban-Brown noted the seven guiding principles for the seven acres which are

1. Low Impact
2. Sustainable and low maintenance
3. Attractive and an asset to the community
4. Different from other facilities and uses available on Mendham Township open space (i.e., ADA complaint and welcoming)
5. Flexible – adaptable as new generations of residents move in
6. Respectful of the history presented by the Pitney Farm and family
7. Affordable for Taxpayers

Mr. Monaghan expressed that we need to reconstitute the Pitney Seven Acres Task Force. Mr. Gisser noted that his working thesis of the moment is to pull members from the various township committees, who are familiar with issues throughout the town and there is some continuity with idea sharing. Mayor Gisser wants people to be excited about this project and he does not want to lose momentum but it would disingenuous to put together a committee in the absence of funding.

Discussion continued on the grant process.

**2019 – 042** Resolution of the Township Committee of the Township of Mendham Authorizing Discussion without the Presence of the Public – Matters relating to Personnel & Contract Negotiation

**Ms. Duarte moved. Ms. Neibart seconded.**

**Roll call vote: All members present voted to approve.**

**2019 – 043** Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

**Ms. Neibart moved. Mr. Monaghan seconded.**

**Roll call vote: All members present voted to approve.**

**2019 – 044** Resolution of the Township Committee of the Township of Mendham Authorizing Township Administrator to Execute NJPDES/TWA Application for Jockey Hollow Girl Scout Camp Fingarr Lodge Renovation - Block 149 Lot 6

**Ms. Duarte moved. Ms. Neibart seconded.**

**Roll call vote: All members present voted to approve.**

## **7. ORDINANCE FOR INTRODUCTION / FIRST HEARING**

**02 - 2019** An Ordinance of the Township of Mendham in County of Morris and the State of New Jersey Extending Affordability Housing Restrictions on The Corners At Mendham – *Public Hearing Scheduled for February 26, 2019*

**Ms. Neibart moved. Ms. Duarte seconded.**

**Roll call vote: All members present voted to approve.**

### **ORDINANCE FOR PUBLIC HEARING/ADOPTION**

**01 – 2019** Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank - *Introduction /First Reading was held on January 22, 2019*

**Ms. Neibart moved. Ms. Duarte seconded.**

The public hearing was open to the public.

Larry Corsi – 324 Mendham Road West – Mr. Corso asked if the ordinance authorizes the township to increase the CAP of the 3.5%. Mayor Gisser noted that it creates a bank for future use should the community find itself in a particular stress financial situation and needs to raise taxes. The CAP also expires after two years and it was clarified that the increase is on appropriations.

Seeing no hands and hearing no voices, Mayor Gisser closed the public hearing.

**Roll call vote: All members present voted to approve.**

## **8. DISCUSSION**

Mayor Gisser noted that there are a series of public meeting on the budget and provided a brief update on the finance committee meetings.

Mr. Monaghan commented that the Highlands Water Protection Planning Council has grants available to municipalities for the purposes of environmental planning. He noted that the grants are up to \$50,000 and there are couple of projects that should be looked into like the municipal master plan and storm water management planning since they involves planning which is a grant requirement.

Ms. Neibart noted that the township provides a significant amount of services to their residents that other towns do not offer. The shared service committee is looking at options to have the communities work together on services, like bidding, to help keep cost down. The idea of sharing recreational services was discussed and a survey was conducted with various municipalities which Ms. Neibart will review. Ms. Neibart noted a since the township, currently, does not have a recreation director that the option of sharing a director or possibly creating a regional recreation department was discussed during the shared service committee meetings. Ms. Neibart explained that an updated resolution regarding the DPW resolution for equipment sharing that was adopted at the reorganization meeting will be presented again due to language change.

Ms. Duarte commented that the Parks and Recreation Committee met and noted that they have decided to form subcommittees to focus on different areas like Phase II of the Playground, Patriots Race, etc. Ms. Duarte will meet with the administrator and the DPW director to discuss some concerns with the fields that were brought up by the sports representatives. Ms. Duarte and Ms. Bonanno met with Morris Township representatives to gather ideas on their recreation programs. Mendham TV has high school interns who are working on several projects, Historic Preservation Committee is looking into sign

replacements and the Environmental Commission is planning an Earth Day Clean-up in April. A Stigma-Free workshop will take place in May on Teen Suicide which will be geared for coaches, educators and any who deals with young people.

#### **9. OPEN TO THE PUBLIC**

**Mr. Monaghan made a motion to open the meeting to the public. Ms. Neibart seconded. All members present voted to open the meeting to the public.**

Vanessa Brown – 2 Shores Road - Ms. Brown commented on Ordinance no. 02-2019 and noted that the 30 years extension is critical because most mortgages are for a period of 30 years. She expressed that lenders look at the deed restrictions and a 30 years extension would make the process easier, on an already difficult mortgage process.

Larry Corsi – 324 Mendham Road West – Mr. Corse asked for clarification on the number of units required under the Affordable Housing. Mayor Gisser explained that there are three COAH developments in the Township and there are approximately 38 units.

**Mr. Monaghan made a motion to close the public comment section. Ms. Neibart seconded. All members present voted to close the public comment section.**

The Township Committee convened into Executive Session at 9:13PM

#### **10. ADJOURN**

Respectfully Submitted,

Maria Coppinger, Township Clerk

Distributed: 3/07/2019  
Approved: 3/11/2019