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

ROLL CALL:

Mr. Diegnan	Present
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

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

PROCLAMATION

American Red Cross – Recognizing March as Red Cross Month - Mayor Gisser read the proclamation.

2019 MUNICIPAL BUDGET

The 2019 Municipal Budget will be introduced at the March 26th Township Committee meeting and the public hearing/adoption is scheduled for April 23, 2019. Mayor Gisser encouraged the Township Committee to reach out to the Chief Financial Officer, Ms. Fornaro, if there are any questions on the budget. The Township Committee had a discussion on the current status of the Operating Budget, the committee's approach to have a potential zero percent tax increase and the procedures for the budget's introduction, public hearing and adoption.

PUBLIC HEARING

In the matter of the Township's Stewardship Grant application to the Department of Environmental Protection Green Acres program

Notice of the Public Hearing was given to the Daily Record on February 22, 2019

Presentation: Diana Orban Brown
Edward Clark Landscape Architect

Ms. Brown provided a brief history on the formation of the Pitney Farm Seven Acre Task Force Committee. Ms. Brown explained that the application for the development of the Mendham Township Historic Park at Pitney Farm has received endorsements from the Highlands Council and the Pitney Farm

Estates Homeowner Association. They also received a ruling from the Mendham Township Planner that the plan is consistent with the Master Plan and they are currently waiting on a similar ruling from the Morris County Planning Board. They have requested support letters from the Environmental Commission, Historic Preservation Committee and Parks and Recreation Advisory Committee.

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

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 compliant 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

Ms. Brown introduced Ed Clark who led the presentation on the concept plan for the Mendham Township Historic Park at Pitney Farm. The presentation is attached hereto.

COMMENTS FROM THE PUBLIC

Ms. Duarte made a motion to open the public hearing on the plan to the public. Seconded by Ms. Neibart. All members present voted to open the meeting to the public.

Jane Mac Neil – E. Main Street – Ms. McNeal praised the concept plan and expressed that it is making the best of a situation. The plan is capitalizing on the history of the Pitney property. She expressed that the park would be a great place to sit and read a book. She applauded everyone who worked on the park design.

Patricia Zimmerman – 3 W. Main Street – As the official designated Town Historian; Ms. Zimmerman is very enthusiastic about the plan. She also noted that the Historic Preservation Committee is preparing a letter to endorse the plan.

Anastasio Konidaris - 6 Ballantine Road – Mr. Konidaris expressed the plan has been incredibly well done and thanked everyone involved. He noted that it took the town about 10 years to get to this point and from a process prospective there is a lot to be learned. His expressed that the town needs to be careful when they use the word “concept” plan because it took ten (10) years to get to this point.

Edna Ierley Byrne – E. Main – She is happy that the park is accessible which will mean so much to so many people. She asked if there is a parking area which Mr. Clark clarified that there is a proposed parking area and referred to it on the presentation.

Peter Dumovic – 3 Sheldon Road - Mr. Dumovic is in support of the plan for the seven acres. His comments are attached hereto.

Seeing no hands and hearing no voices, Mayor Gisser asked for a motion to close the public comments session.

Mr. Diegnan moved. Ms. Neibart seconded.

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

Mayor Gisser explained that the application is a 50/50 matching grant. The application has a two year window from the time the grant is awarded to spending the funds. There is the opportunity to get reimbursement as funds are spent; it is not based on absolute completion. He mentioned that parallel to this grant application, there will be a Morris County Trail grant application which will address some of the specific path work to be done inside the park. Mayor Gisser explained the one of the features of the state grant is the 50% matching requirement can be funded through various means like another grant, private donations and work done in-kind. Mayor Gisser noted that the estimated cost for the project is

about \$750,000 and provided a scenario of an estimated cost to the township, if we were to be awarded both grants.

Ms. Brown noted that a resolution for the Green Acres Grant will spell what the township will ask for from Green Acres and the resolution will be on Township Committee Meeting agenda for March 26, 2019.

The Township Committee had the opportunity to asked questions on the grant application and its process. Overall, the Township Committee is excited to see the plan moving forward and thanked Ms. Brown for her efforts on the application.

ANNOUNCEMENTS/REPORTS

The Township Committee announced several upcoming events in Mendham Township and surrounding municipalities.

OPEN TO THE PUBLIC

Ms. Neibart moved. Ms. Duarte seconded.

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

No comments were presented from the public

Mr. Diegnan moved. Ms. Neibart seconded.

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

APPROVAL OF MINUTES

- Regular Meeting Minutes of January 22, 2019
Mr. Diegnan moved. Ms. Duarte seconded.
Roll call vote: All members present voted to approve.
- Regular Meeting Minutes of February 11, 2019
Ms. Neibart moved. Mr. Monaghan seconded.
Roll call vote: All members present voted to approve except for Mr. Diegnan who abstained.
- Executive Session Minutes of February 11, 2019
Ms. Neibart moved. Ms. Duarte seconded.
Roll call vote: All members present voted to approve except for Mr. Diegnan who abstained.

RESOLUTIONS

2019 – 051 Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Non-Fair and Open Contract for Township Computer System Support to QuickTek

Resolution no. 2019 – 052 was tabled at the request of the Township Attorney, who required additional time to review the contract.

2019 – 052 Resolution of the Township Committee of the Township of Mendham Requesting Approval of the Director of the Division of Local Government Services to Establish a Dedicated Trust by Rider for Uniform Fire Safety Act Penalty Moneys Required by N.J. S. A. 53:27d-192 et seq.

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to approve.

2019 – 053 Resolution of the Township Committee of the Township of Mendham Authorizing Discussion without the Presence of the Public – Personnel Matters

Mr. Diegan moved. Ms. Neibart seconded.
Roll call vote: All members present voted to approve.

2019 – 054 Resolution of the Township Committee of the Township of Mendham Approving Raffle License for Ralston Women’s Auxiliary and First Presbyterian Church of Mendham

Mr. Diegan moved. Ms. Duarte seconded.
Roll call vote: All members present voted to approve.

2019 - 055 Resolution of the Township Committee of the Township of Mendham Awarding Denville Line Painting, Inc. through the Morris County Co-Op Contract# 36 Traffic Striping Union Schoolhouse Road Not To Exceed \$2,800

Ms. Neibart moved. Mr. Diegan seconded.
Roll call vote: All members present voted to approve.

2019 – 056 Resolution of the Township Committee of the Township Of Mendham Awarding Cifelli & Son General Contracting, Inc through the Morris County Co-Op Contract# 6 Curbing On Union Schoolhouse Road Not To Exceed \$15,075

Mr. Diegan moved. Ms. Duarte seconded.
Roll call vote: All members present voted to approve.

2019 – 057 Resolution of the Township Committee of the Township Of Mendham Awarding Tilcon through the Morris County Co-Op Contract# 5 The Road Resurfacing of Union Schoolhouse Road Not To Exceed \$125,000

Ms. Neibart moved. Mr. Diegan seconded.
Roll call vote: All members present voted to approve.

2019 – 058 Resolution of the Township Committee of the Township of Mendham Authorizing 2018 Budget Appropriation Transfer

Ms. Neibart moved. Mr. Monaghan seconded.
Roll call vote: All members present voted to approve.

2019 – 059 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

Mr. Diegan moved. Ms. Neibart seconded.
Roll call vote: All members present voted to approve.

DISCUSSION

Mayor Gisser expressed that there is an independent decision to be made and there is a conversation and analysis that needs to take place as it relates to garbage collection. Mayor Gisser clarified that the township committee has not made a decision as it relates to the continuation of having garbage collection a part of the 2020 municipal budget. However, the finance committee have identified that there may be good reason to remove garbage collection from the municipal budget in 2020. Mayor Gisser explained that the idea, to remove garbage collection, is about putting the expense in the right place. The Township Committee agreed that a discussion needs to take place but they asked for additional information (data analysis) to make an informative decision.

Ms. Duarte mentioned that the Stigma-Free Event on Vaping and Marijuana was a big success and very well received. The Stigma Free Initiative (committee) is working on a panel, next month, for Autism Awareness. Ms. Duarte asked that a proclamation for Autism Awareness be presented at a Township Committee meeting.

Ms. Neibart noted that the next shared service committee meeting is tentatively scheduled for March 27th. Ms. Neibart and Mayor Gisser met with a resident regarding the Holly Trail (Mendham Borough) and making the event a much larger and inclusive holiday celebration in December and possibly over the course of the year.

OPEN TO THE PUBLIC

Ms. Neibart moved. Mr. Diegnan seconded.

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

Ryan Guthrie – 28 Cold Hill Road – Mr. Guthrie commented on the garbage discussion noting that he thinks it is a great idea and is happy to hear that the Township Committee will take a look at the data instead of making a quick decision. He is concern that the removal of the service would then be a reverse tax, where the Township's budget is constant but his household expense increases.

Mr. Diegnan moved. Ms. Duarte seconded.

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

The Township Committee convened into Execution Session at 9:40PM.

ADJOURN at 10:15PM

Respectfully Submitted,

Maria Coppinger, Township Clerk

Distributed: 3/15/19

Approved: 3/26/19

Attachments:

1. Pitney Farm Historic Park Plan
2. Peter Dumovic's public hearing comments

Mendham Township Historic Park at Pitney Farm

**Report from the Pitney Seven Acres
Task Force**

**Presented to the
Mendham Township Committee
November 27, 2018**

Our Thanks to the Seven Acres Task Force Members:

- Mayor Rich Diegnan, Task Force Chair
- Diana Orban Brown, Task Force Deputy Chair
- Ed Clark
- Juan Peruyero
- Arjan Roghanchi
- Karen Romweber
- John Wicklow
- Patricia Zimmerman

Task Force Charge

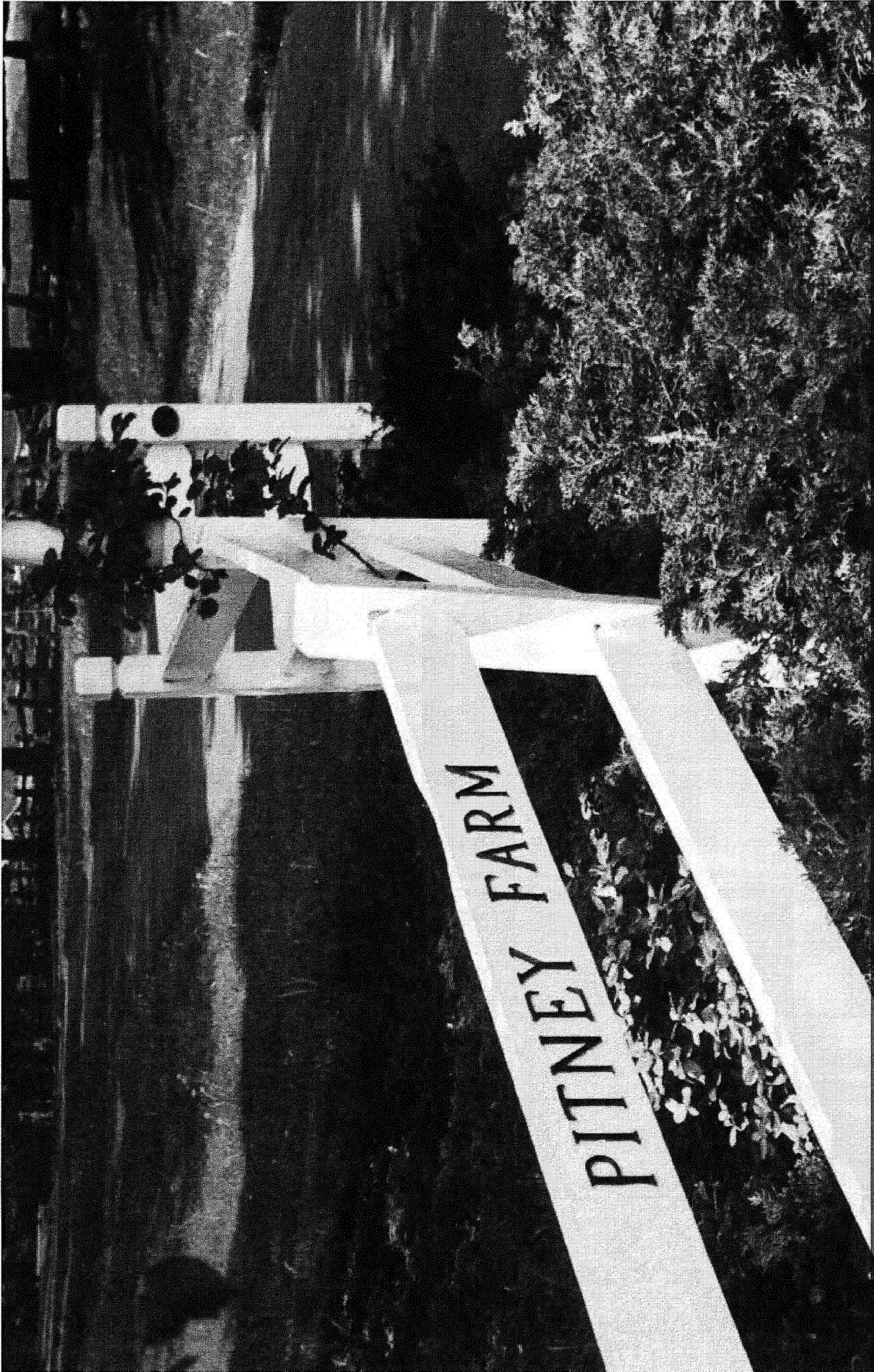
- Assess condition of the property and extent of restoration required
- Evaluate availability of outside grants and funding for restoration
- Consult with Morris County and New Jersey officials re: uses, alterations
- Gather recommendations and feedback from residents
- Utilize expertise of Administrator, DPW Superintendent and other Township professionals
- Evaluate other conditions and requirements, as needed

Task Force Process

- Task force appointed in August
- Pitney property visits by members, experts and professionals
- 22-point work plan developed
 - Document review
 - Meetings with state and county officials, current and former FoPF
 - Assessment of grounds and structures
 - Consultation with Environment, Recreation, Tree, Historic Preservation committees
 - Exploration of funding opportunities
 - Input from Pitney neighbors
- Concepts proposed, developed, reviewed, revised
- Communication and final presentation – 11/27/18

Seven Guiding Principles for the Seven Acres

- Low impact use
- Sustainable and low maintenance
- Attractive and an asset for the community
- Different from other facilities and uses available on Mendham Township open space properties
- Flexible – adaptable as new generations of residents move in
- Respectful of the history of Pitney Farm and the Pitney family
- Affordable for taxpayers



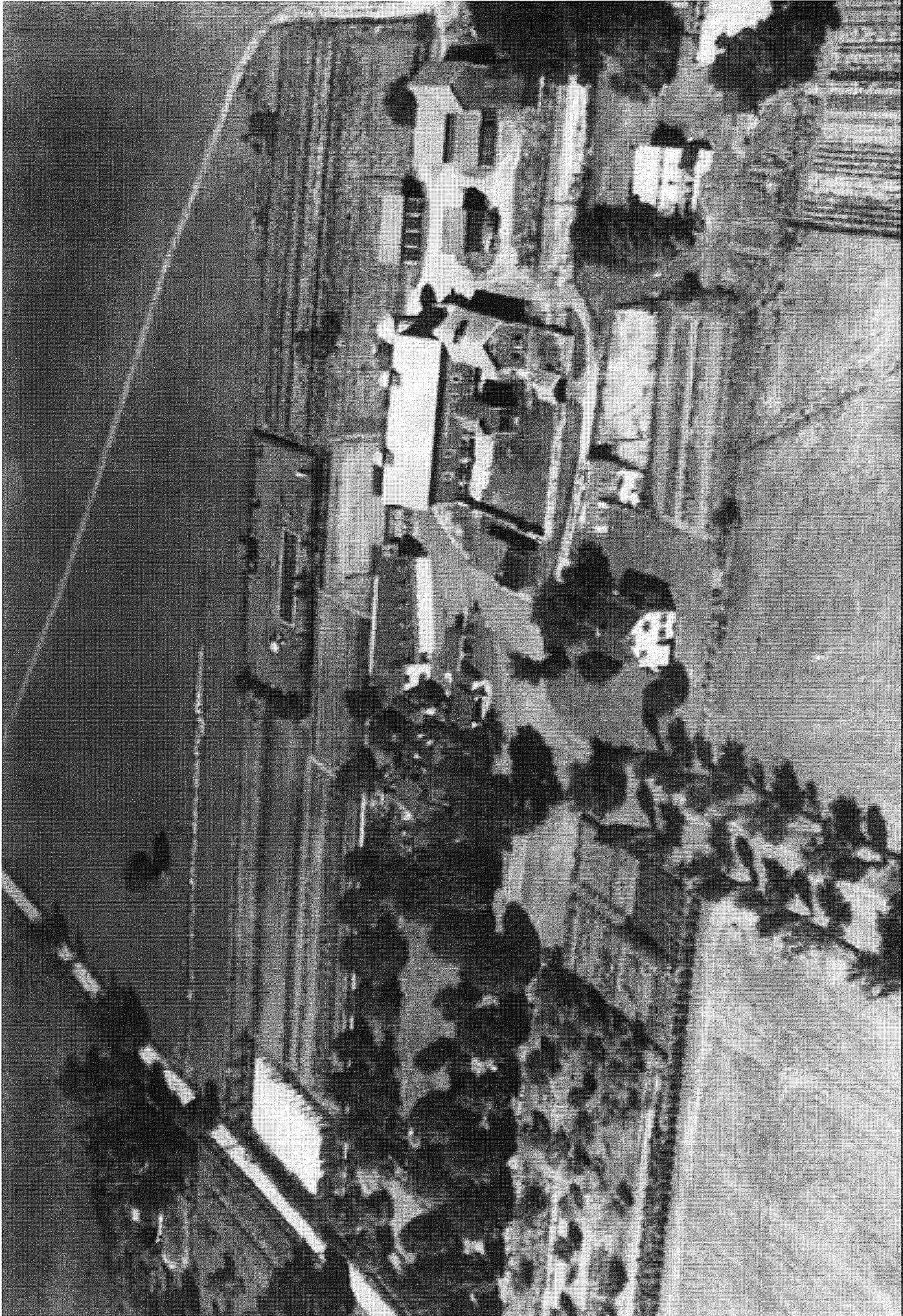
Produced by :

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Mendham Township Historic Park at Pitney Farm

Task Force Meeting
November 27, 2018





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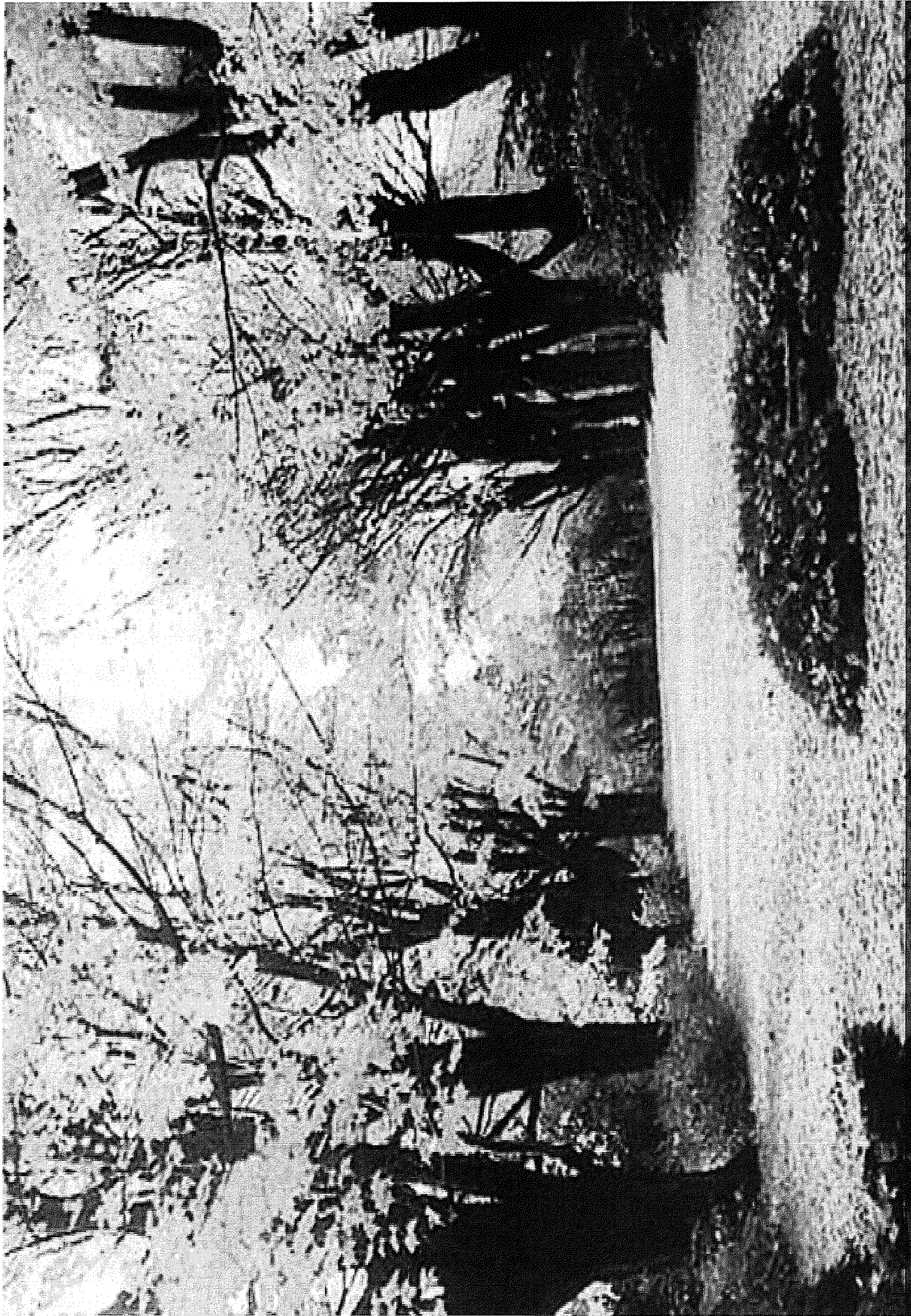
Pitney Farms Circa 1930's
(pg.3)



Pitney Farms Historic Vegetable Garden
(pg.4)

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Pitney Farms Historic Tree Allee (pg. 5)

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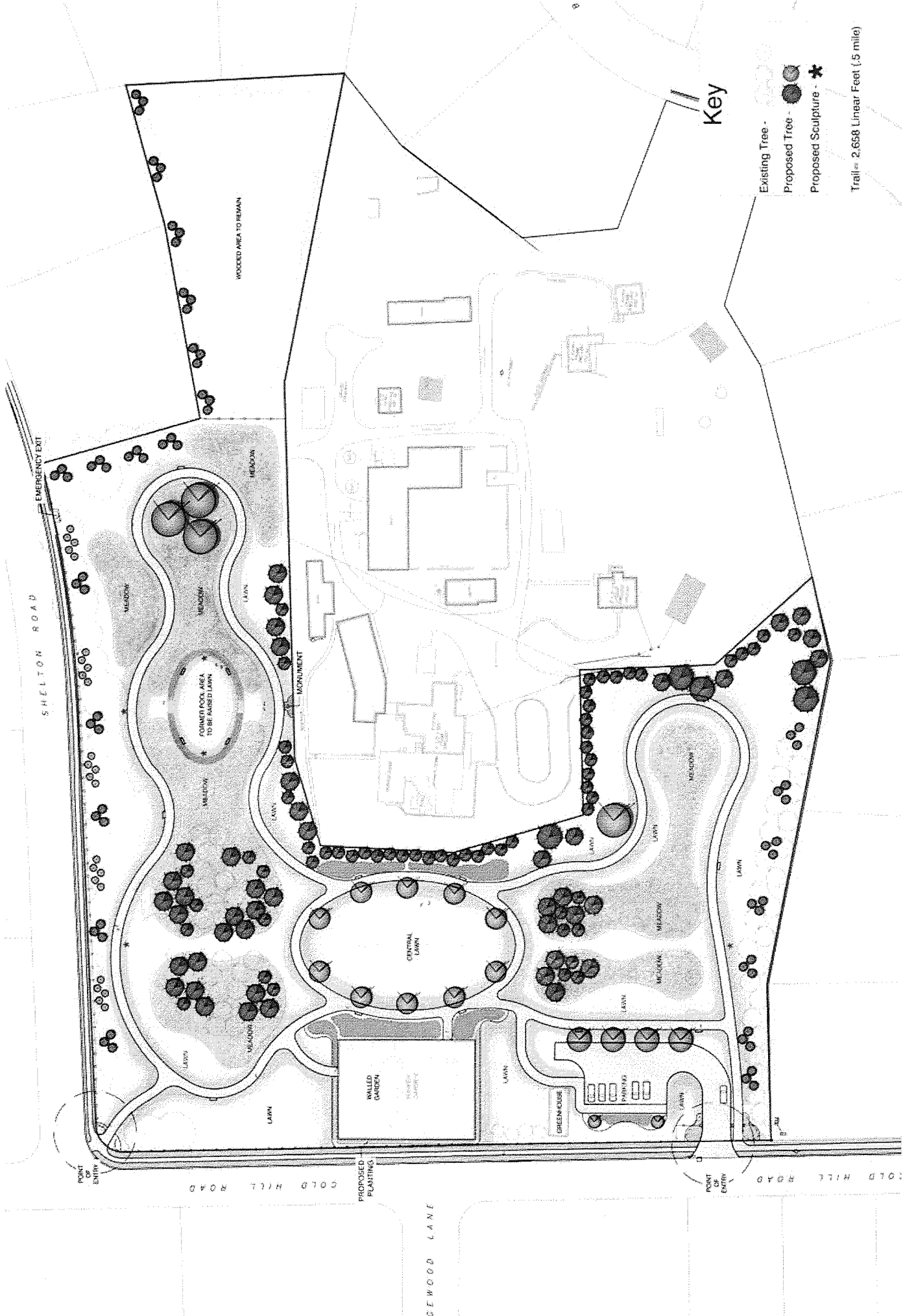
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Pitney Farms Aerial Circa 2018
(pg.6)

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Mendham Township Historic Park at Pitney Farm Proposed Master Plan (NTS) (pg.7)

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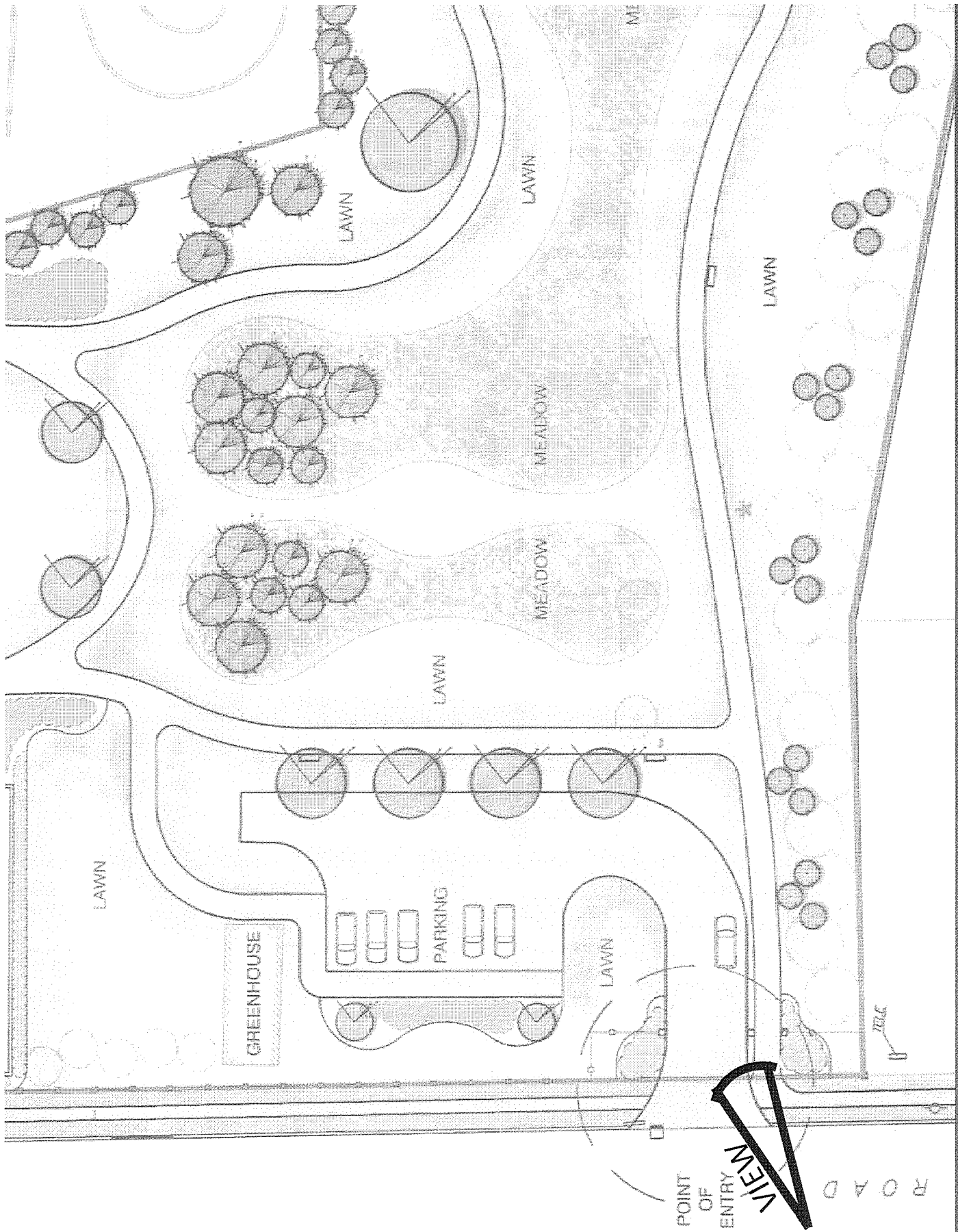
Key

Tree Removal

Proposed Tree Removal Diagram (pg.8)

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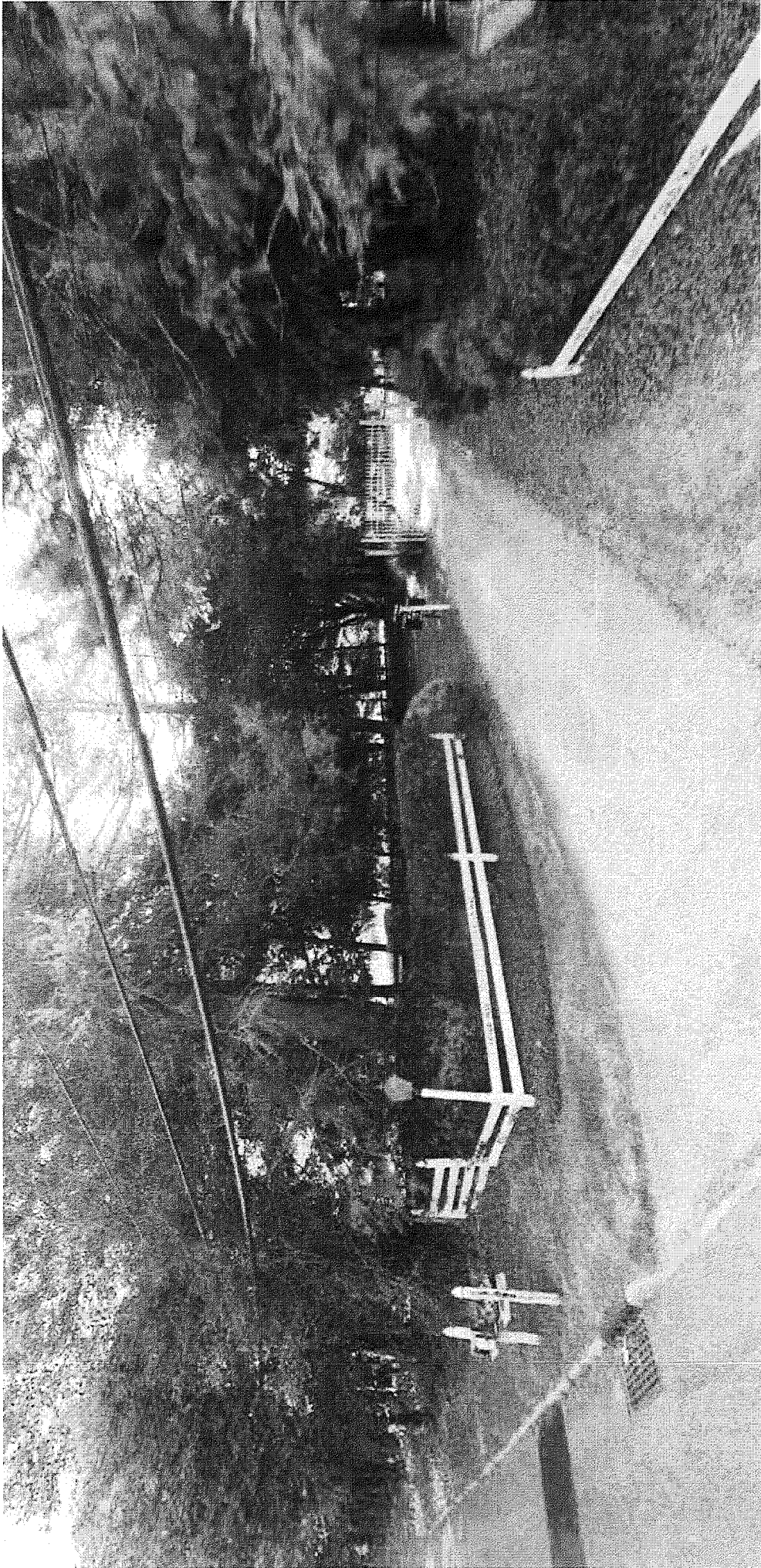
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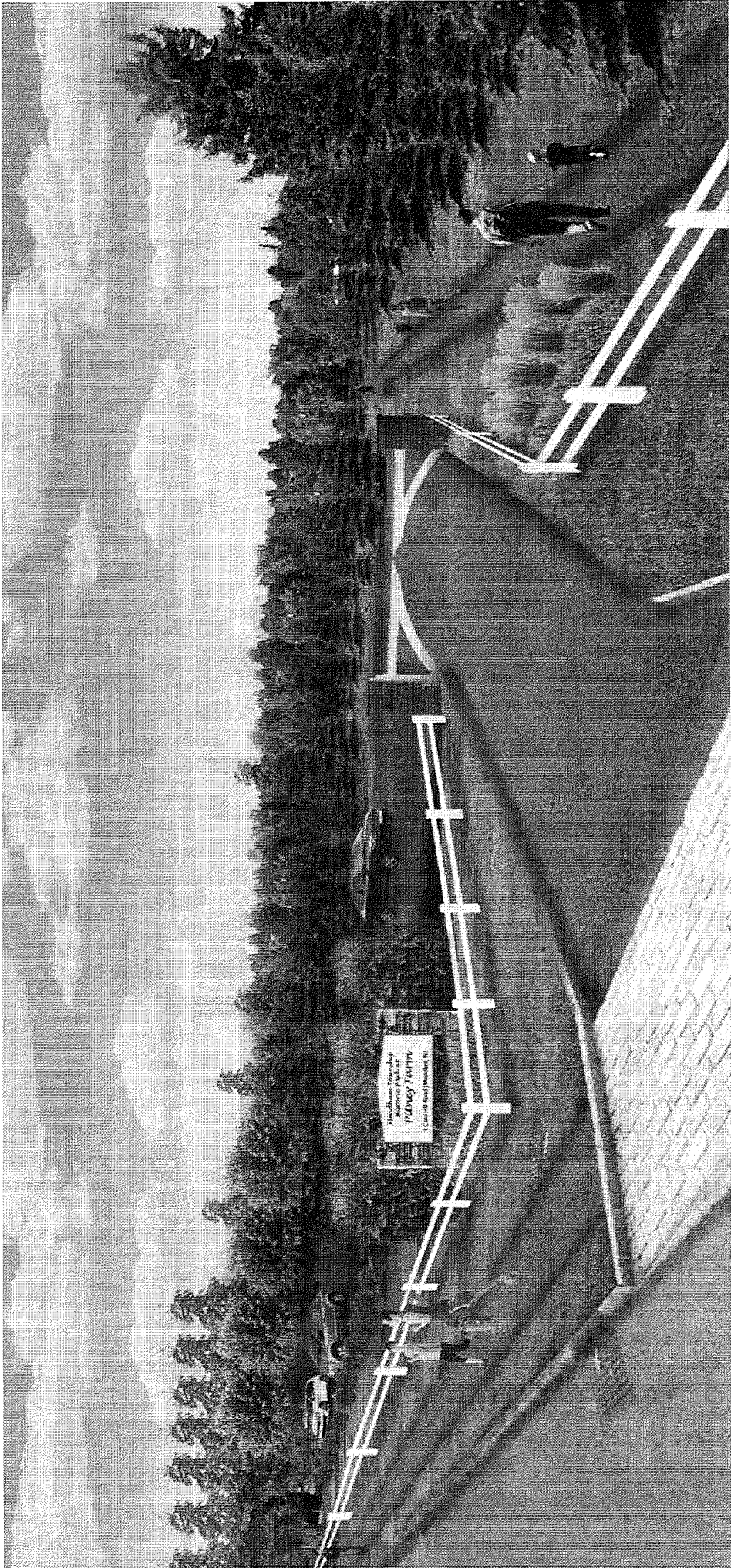


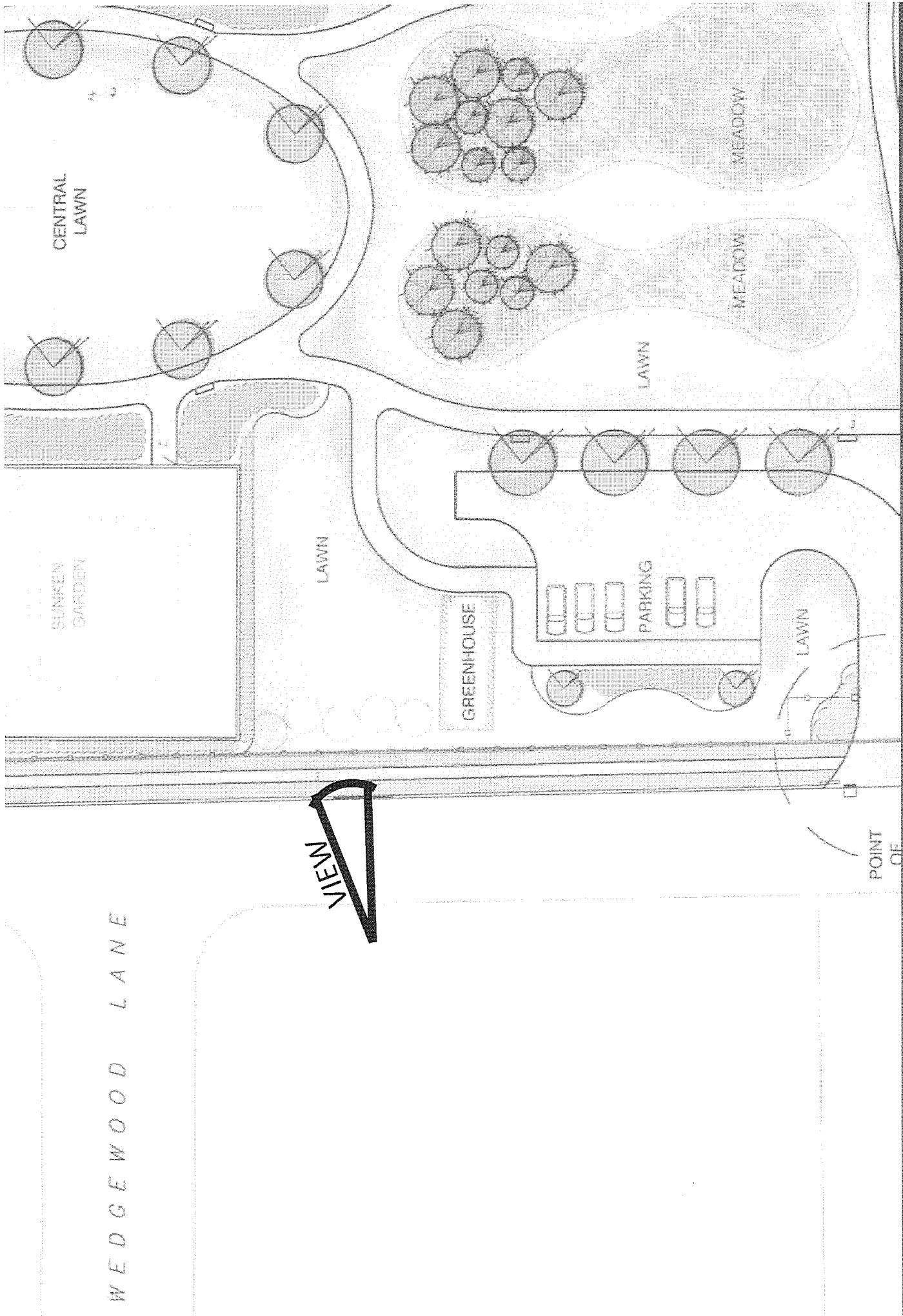
Proposed Main Entry Enlarged (NTS)
(pg.9)

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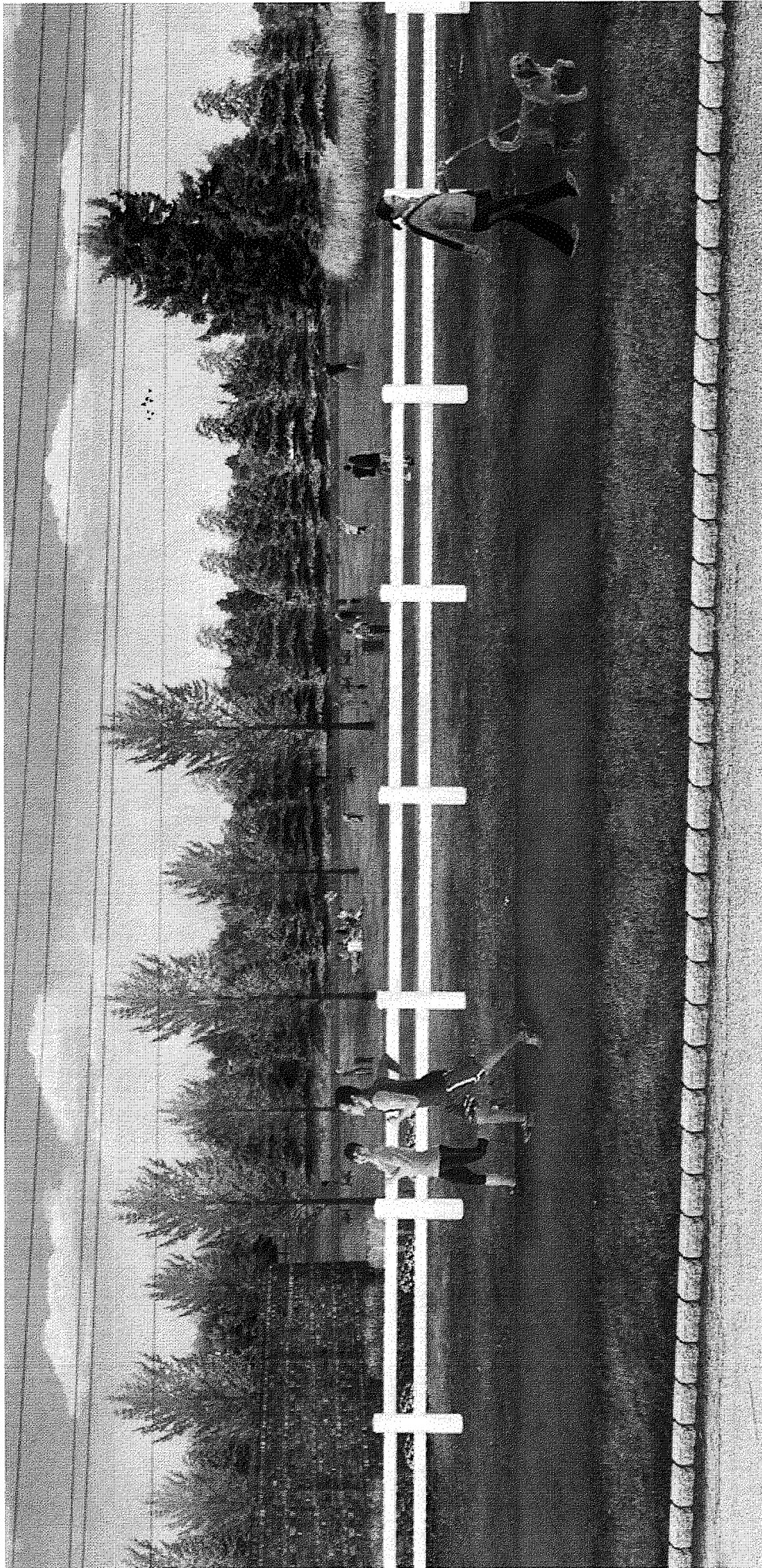
Proposed Cold Hill Road Street View Enlarged (NTS)
 (pg.12)

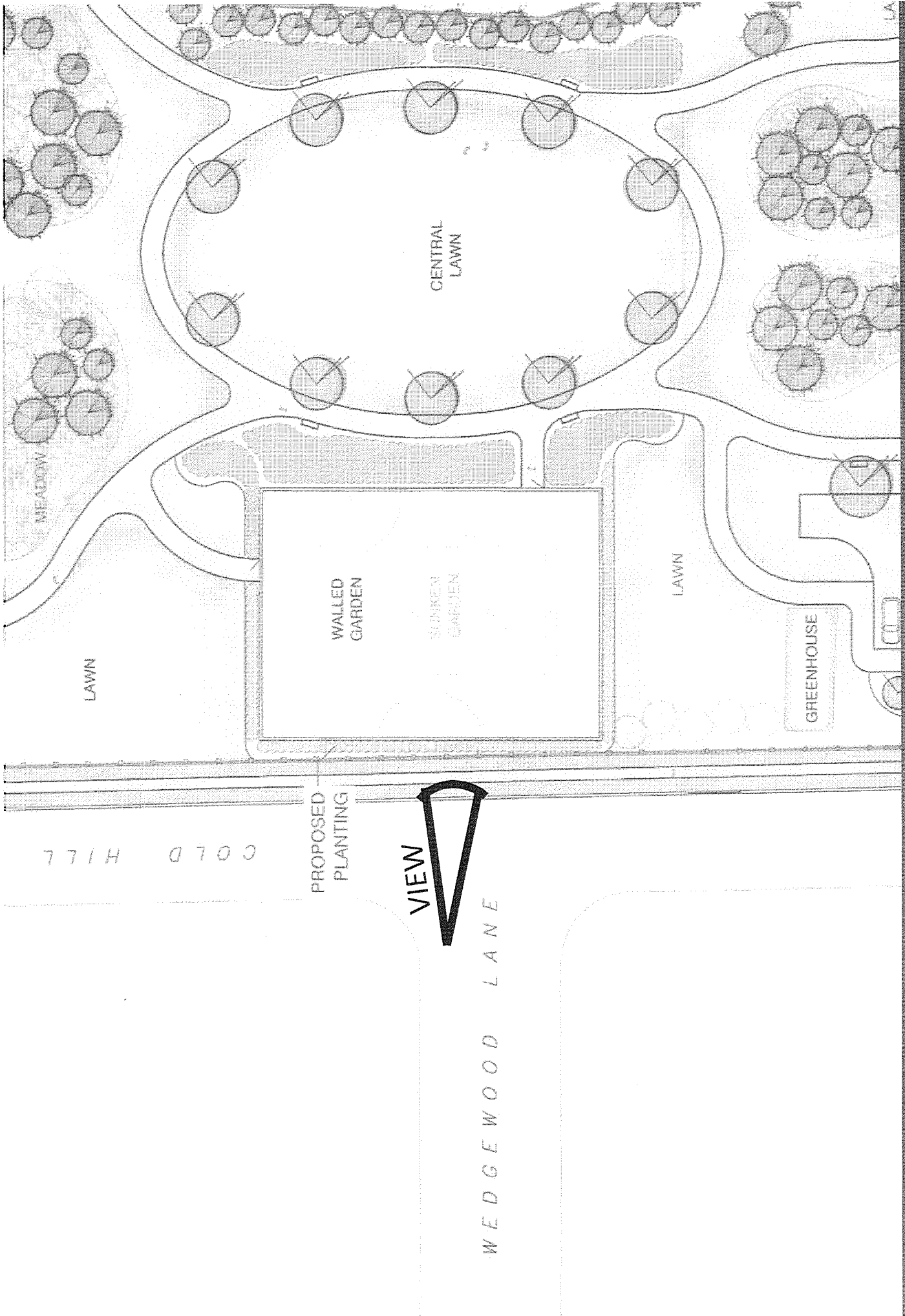


Existing Cold Hill Road Street View
(pg.13)

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Proposed Cold Hill Road Wall View Enlarged (NTS)
 (pg. 15)

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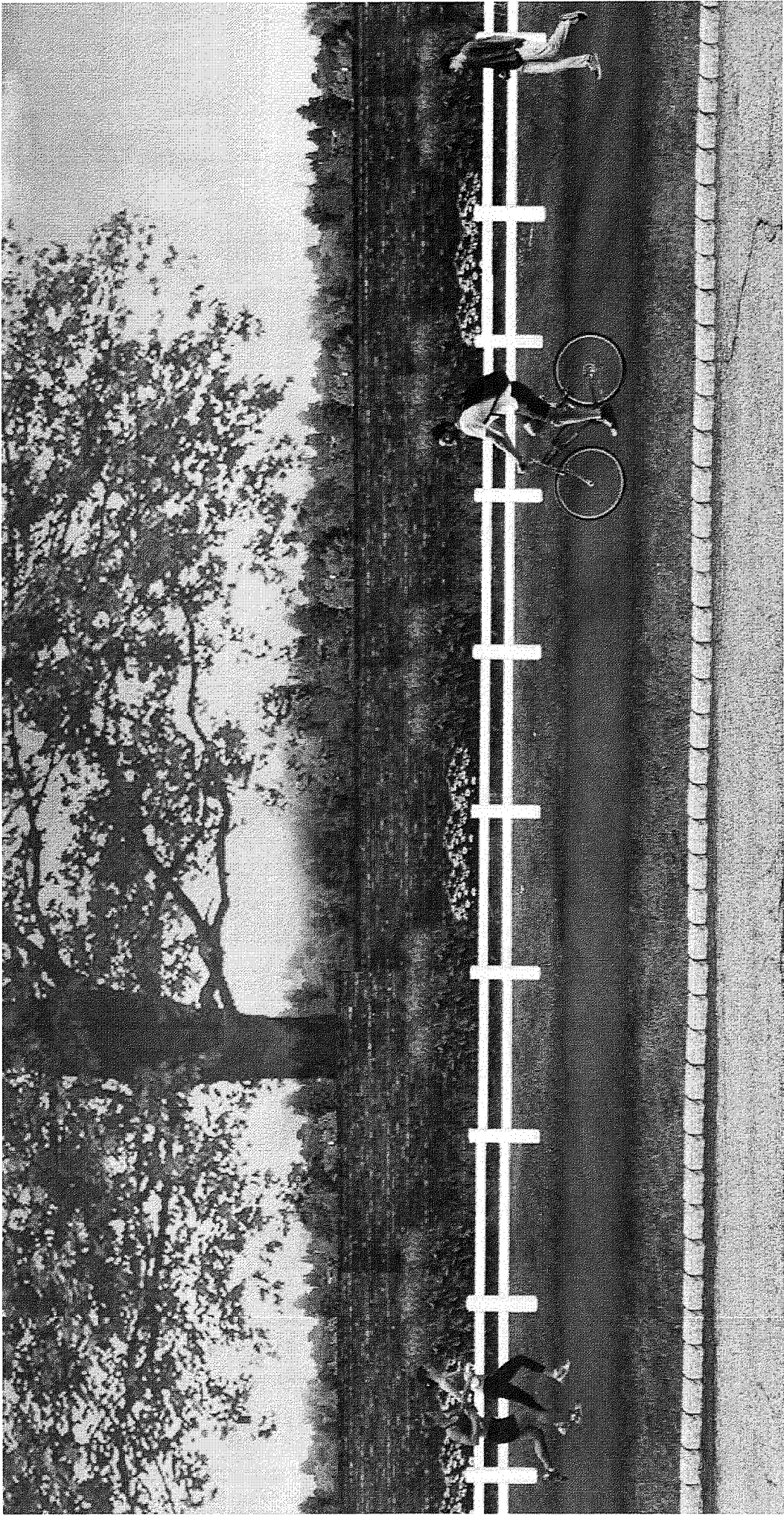
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Existing Cold Hill Road Wall View
(pg.16)

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Proposed Cold Hill Road Wall View
(pg.17)

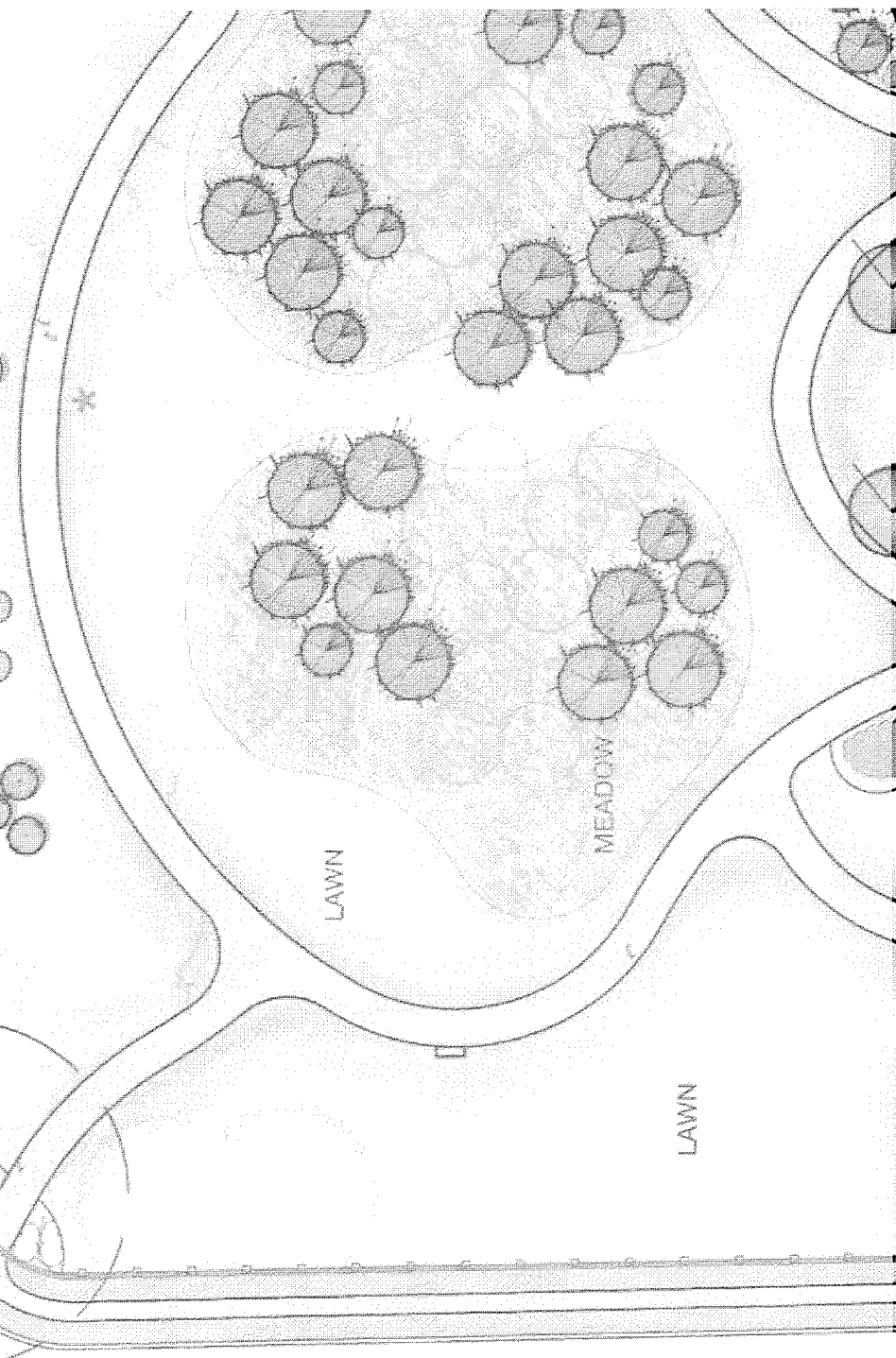
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VIEW

POINT OF ENTRY

LD HILL ROAD



Proposed Pedestrian Entry At Shelton Road Enlarged (NTS)
(pg. 18)

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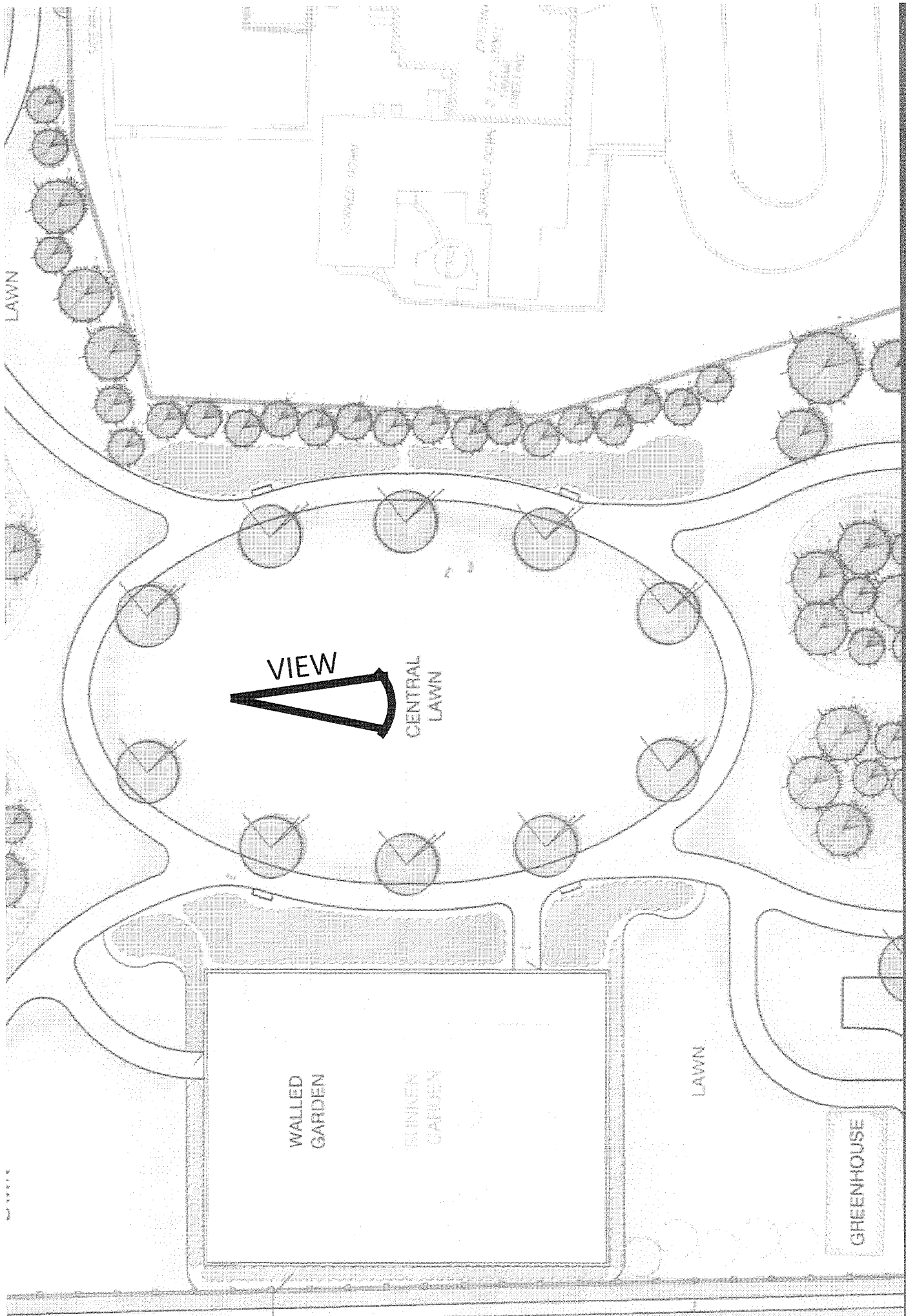


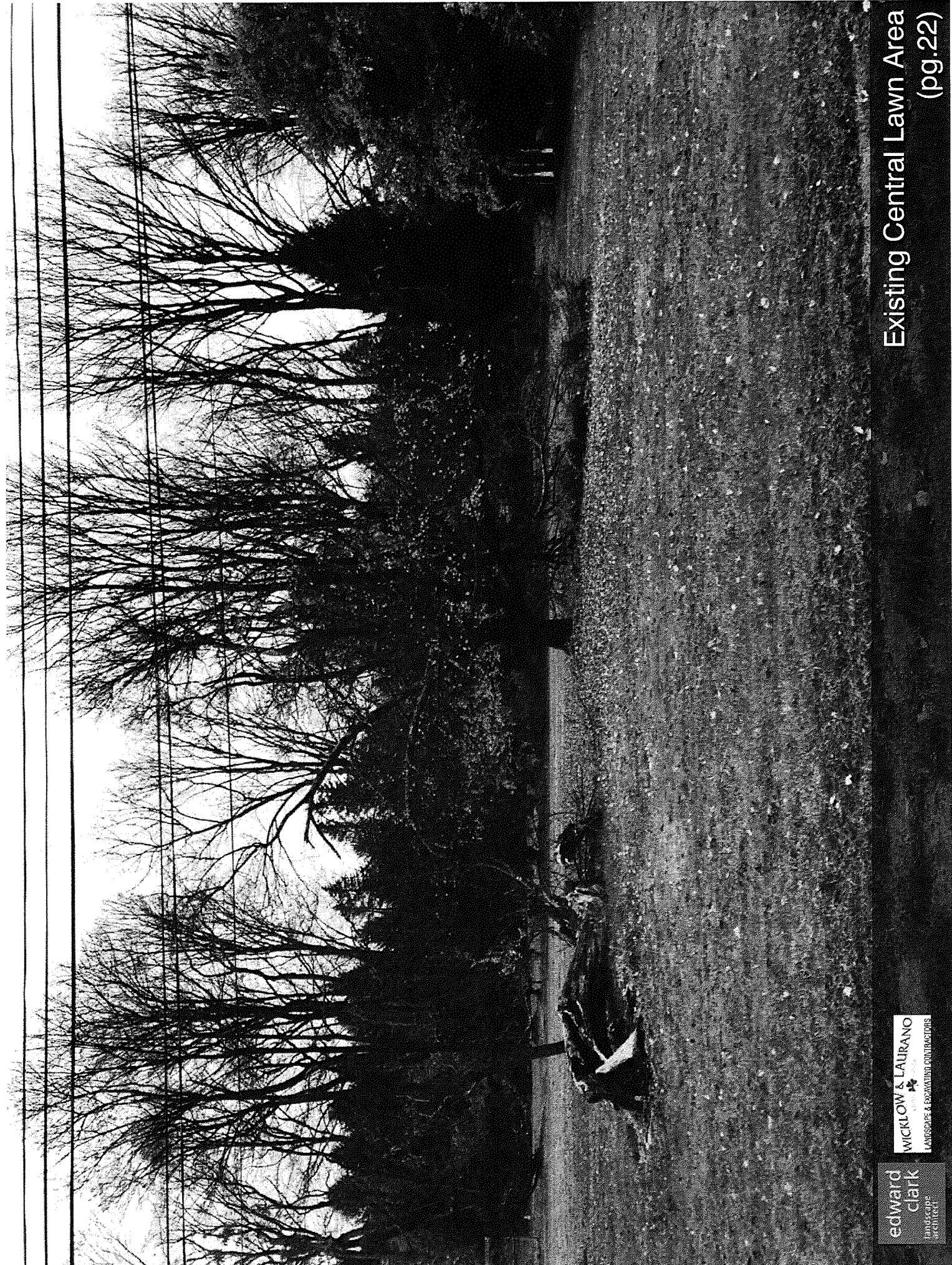
Existing Pedestrian Entry At Shelton Road
(pg.19)

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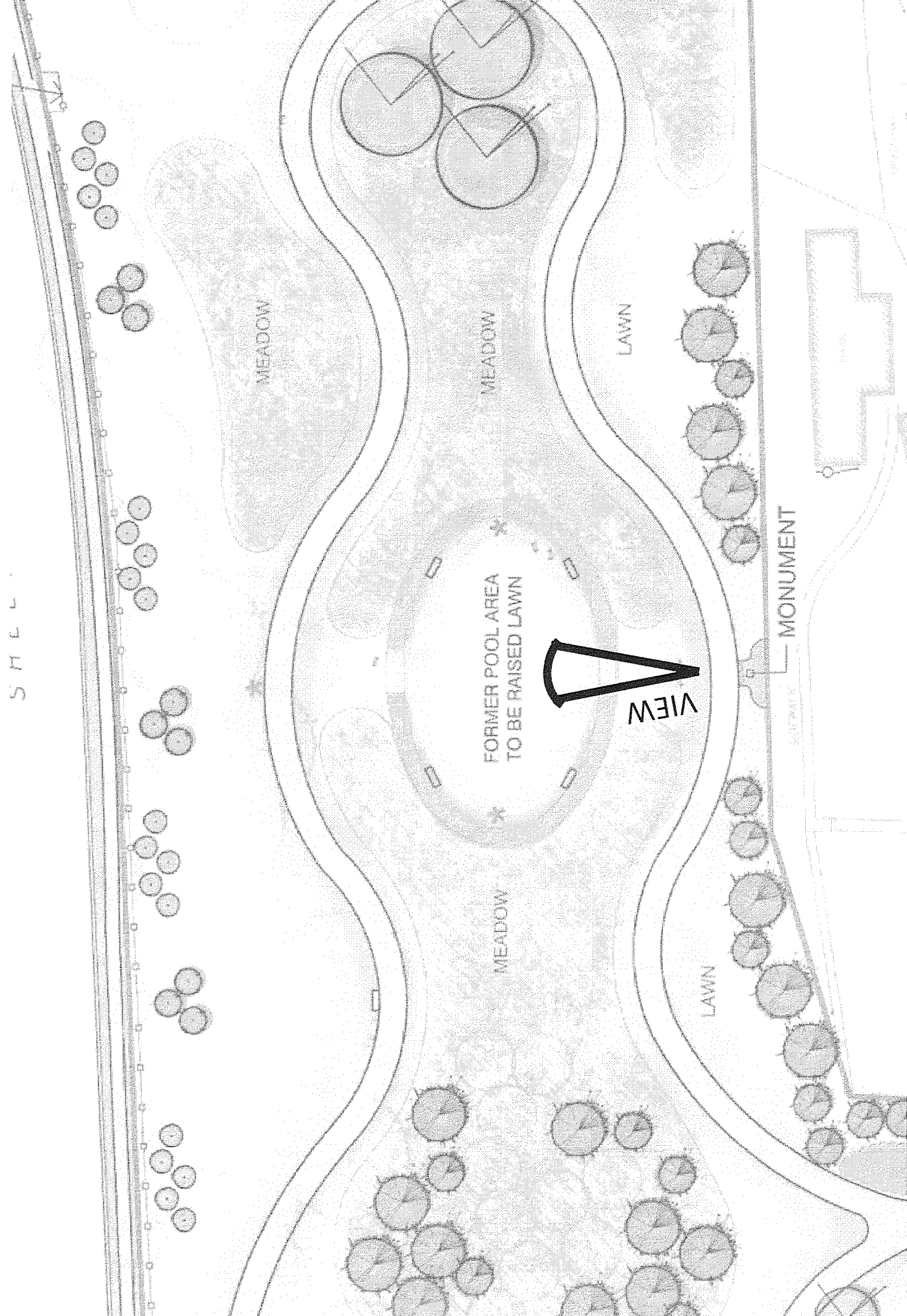


Existing Central Lawn Area
(pg.22)

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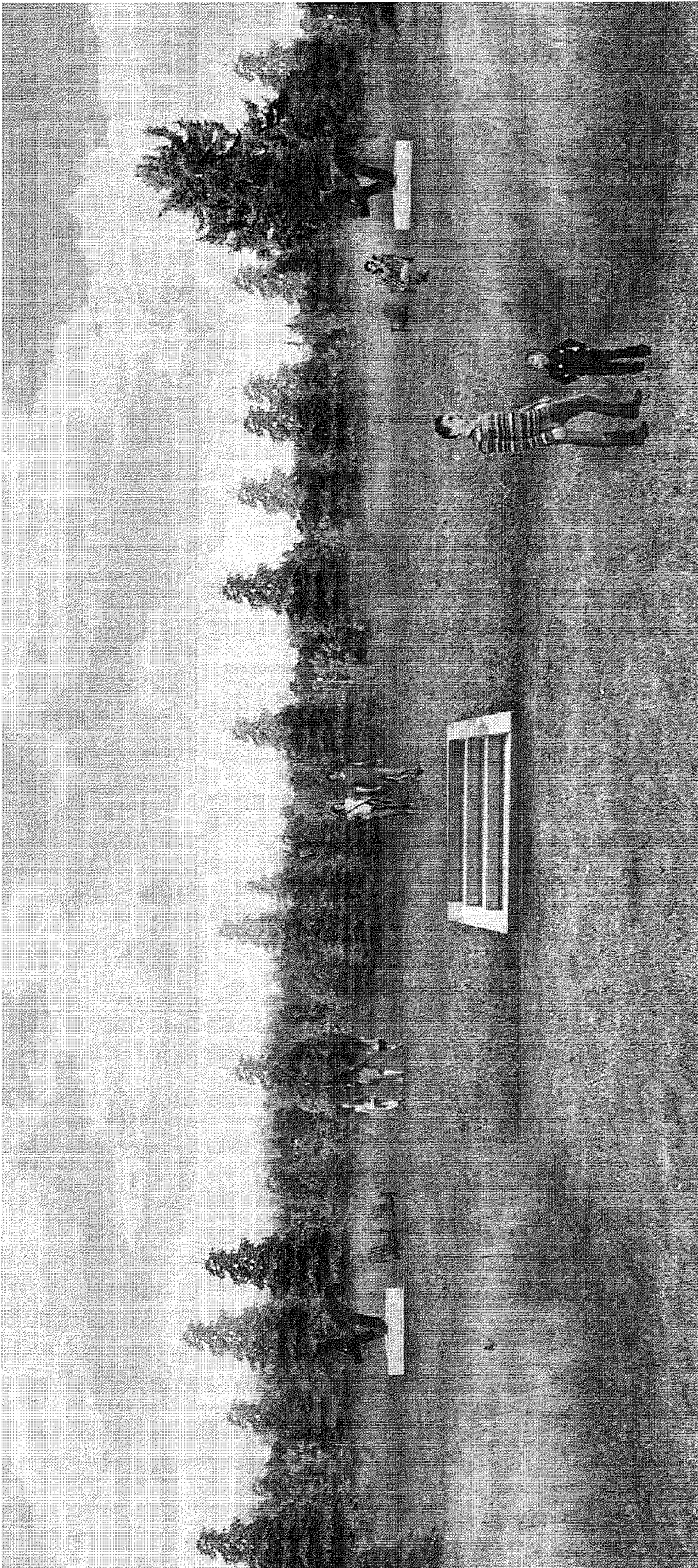


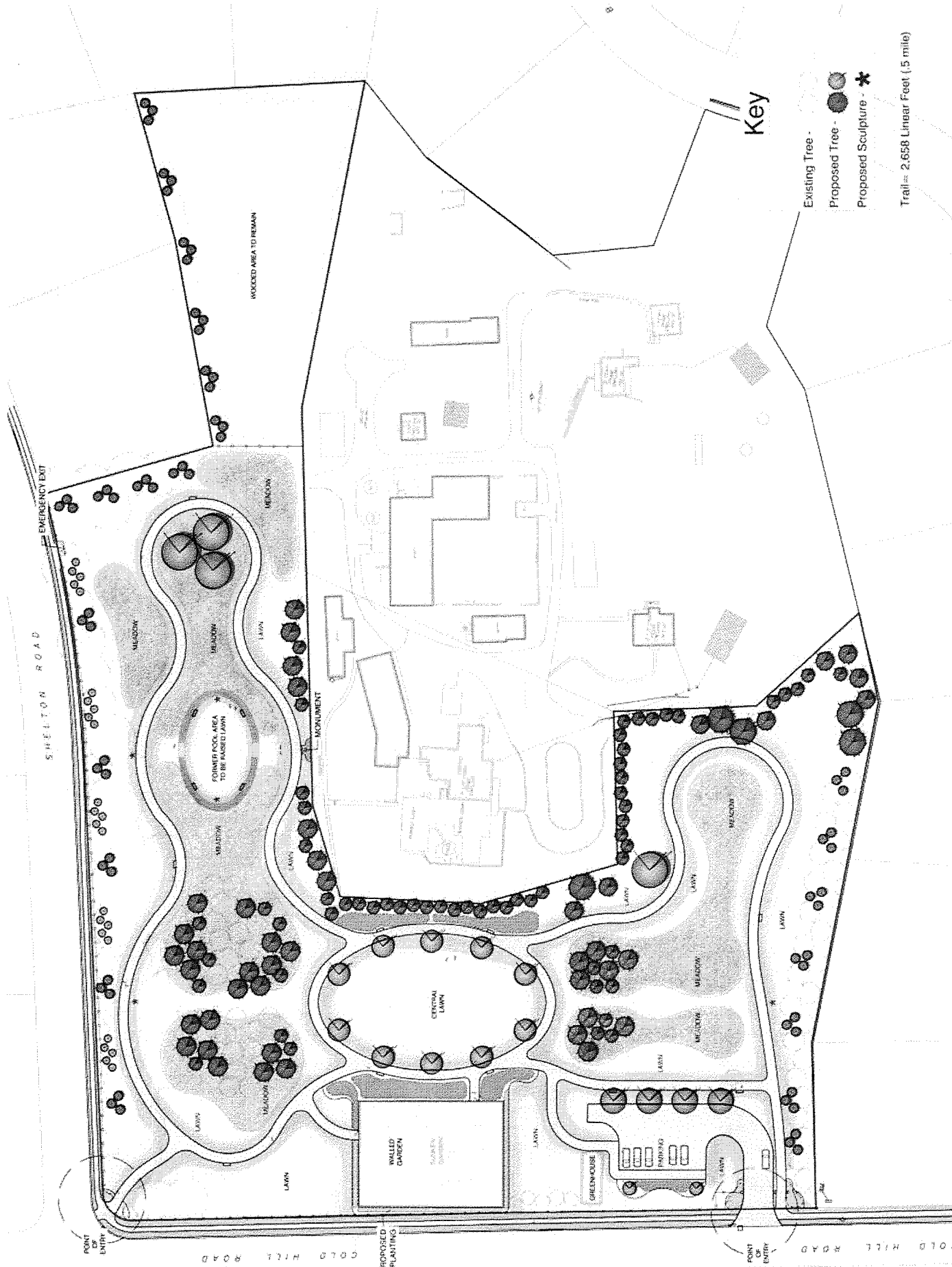
Proposed Raised Lawn Enlarged (NTS)
 (pg.24)

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Letter of Support for Mendham Township Green Acres Grant Application

- I support the conceptual plan for development of the seven open space acres purchased by Mendham Township as part of the acquisition of the former Pitney Farm.
- I believe the property, once restored and maintained, will be an asset for the community.
- Funding for the restoration will be a challenge, especially to raise the necessary funds to realize the vision of the conceptual plan of fully transforming the property into a beautiful park for passive recreation, and also maintaining the park in perpetuity.
- I understand Mendham Township may be eligible for a Green Acres 50% matching grant to help fund the development of a park for passive recreation as envisaged in the conceptual plan. I support Mendham Township's application for a Green Acres Stewardship Grant. Seeking outside funding certainly fits with one of the guiding principles that drove the development of this conceptual plan; that is, the plan should be affordable for Mendham Township taxpayers.
- There are a number of things that need to be done to transform the property in to a beautiful park and a long-lasting park. The transformation will likely take a number of years. As such, and given that Green Acres usually establishes a period of no more than two years to complete a project, I believe it is prudent for the open space property to be developed in phases. Phased development would provide flexibility, and I believe would also be the most fiscally responsible approach for Mendham Township at this time.
- I do not know the total estimated cost of the development of the park as envisaged in the conceptual plan. But it is likely not a small number. I do not know the amount Mendham Township is planning to request from Green Acres in this funding round. But I propose that this initial request for Green Acres funding - a request that is due end-March - should be for the first phase of development. I believe this approach provides maximum flexibility, given uncertainty surrounding future funding from Mendham Township, or Morris County, and also possibly private funding.
- Mendham Township has been the steward of the seven open space acres at the former Pitney Farm since the property was purchased in 2009. In ten years, there has been very little public use of the property. I hope this will change. I support Mendham Township's application for a Green Acres Stewardship Grant to help fund the development of the open space for passive recreation. I very much look forward to the public finally having safe and ready access to the property - as soon as practicable. And, over the longer term, I look forward to a property that has been fully transformed and maintained in to a truly beautiful park as envisaged in the conceptual plan; the Historic Park at Pitney Farm will be a significant asset for the Mendham community that will endure for generations.

Peter Dumovic
3 Shelton Road
Mendham, NJ 07945
Email: pdumovic@gmail.com

DATED: March 11, 2019