



**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
May 13, 2019
Regular Session 7:30 PM**

ROLL CALL:

Mr. Diegnan absent
Ms. Duarte present
Mr. Monaghan present
Ms. Neibart present
Mayor Gisser present

Also present:
Debbie Bonanno, Township Administrator
Karen Fornaro, Chief Financial Officer
Matthew Petracca, Township Attorney

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 – Mental Health Awareness Month

Mayor Gisser introduced Rebecca Tritt from Daytop in Mendham and he then read the proclamation naming May as Mental Health Awareness Month in the township. Ms. Tritt commented that Daytop services young adults struggling with substance abuse which is often accompanied by mental health issues. She said that dedicating a month to mental health helps to normalize the problem and educate the public.

ANNOUNCEMENTS AND REPORTS

- Bond Anticipation Notes – Township accepted bids for BANS on May 7, 2019; Awarded to Jefferies, LLC. Ms. Fornaro explained that the total purchase price was \$4,540,219 which is a good outcome and at a better rate than last year and that the total outstanding debt does decline.
- Mayor Gisser announced that the Ralston Playground will take place on May 17th at 6:30 pm. Shredder day will take place on Saturday May 18th from 8:30-noon. On Sunday May 19th the police department will host their corn hole fundraiser from 1 to 6pm; registration is on the police department Facebook page.
- Ms. Duarte added that the Ralston playground grand opening will include food trucks, a dj, and a screening of the movie ‘The Greatest Showman.’ Registration for the Patriots Race on June 15 is open and information is on the Recreation home page. In coordination with May as Mental Health Awareness Month, the Stigma Free Committee is hosting a workshop on teen suicide in the library on May 15th. Brookside Engine Company needs volunteers and interested parties can sign up on their website: BEC#1.org. The Schiff Environmental Film Fest will take place on June

1 and registration is on their website. Mikie Sherrill is having a Town Hall meeting in Bloomfield at the Bloomfield Middle School on May 19th.

- Mayor Gisser mentioned that the Freeholders meeting will be held at town hall on June 12th. Also on June 12th is the Mendham Township Middle school graduation to which committee members received an invitation.

OPEN TO THE PUBLIC

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to open the meeting to the public.

Patricia Zimmerman – 3 West Main Street – Ms. Zimmerman asked if committee members had received the article that her husband sent to which Mayor Gisser responded that all members did receive it.

Diana Orban Brown – Ironia Road – Ms. Orban Brown commented that there were some astonishing numbers in the bills list and requested an explanation of several of them. She also questioned what the payment of \$288,503 was for. Mayor Gisser responded that this payment was for the Ralston Class A pumper chassis. Mayor Gisser further explained that the numbers in the bills list do not reflect the money that is coming in to the township and he assured that the town remains solvent.

Mr. Monahan moved. Ms. Neibart seconded.

Roll call vote: All members present voted to close.

APPROVAL OF MINUTES

Regular Meeting Minutes of April 8, 2019

Ms. Neibart moved. Ms. Duarte seconded.

Roll call vote: All members present voted to approve.

Executive Session Minutes of April 8, 2019

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to approve.

Regular Meeting Minutes of April 23, 2019

Ms. Neibart moved. Mr. Monaghan seconded.

Roll call vote: All members present voted to approve pending confirmation that Ms. Duarte's reported correction was made.

RESOLUTIONS

2019 – 079 Resolution of the Township Committee of the Township of Mendham Appointing Karen Fornaro as Deputy Township Clerk

Ms. Duarte moved. Ms. Neibart seconded.

Ms. Bonanno explained that since there is no vacancy for the clerk position, Ms. Fornaro is considered 'deputy' rather than 'acting' clerk.

Roll call vote: All members present voted to approve.

2019 – 080 Resolution of the Township Committee of the Township of Mendham Establishing Salaries for Certain Employees of the Township for the Year 2019

Ms. Neibart moved. Mr. Monaghan seconded.

Ms. Duarte commented that she was going to vote against this resolution because she felt that the result indicated is less conservative than what was discussed in the closed session and she prefers a more incremental approach.

Ms. Neibart commented that she was not sure of which salary increases Ms. Duarte was referring to, however she was comfortable with this resolution and would vote to approve. Mr. Monaghan felt that this resolution definitely reflects what was discussed in closed session. Ms. Neibart commented that the increases were actually decreased from what was discussed in closed session.

Roll call vote: All members present, with the exception of Ms. Duarte, voted to approve.

2019 -- 081 Resolution of the Township Committee of the Township of Mendham Authorizing the Mendham Township Tax Collector to Prepare and Mail Estimated Tax Bills

Ms. Duarte moved. Ms. Neibart seconded.

Ms. Fornaro explained that since the county strikes the tax rate late, the township does estimates to ensure income coming in, and that August will still be on a regular basis. Mayor Gisser added that two mailings will provide an opportunity to include communication to the community. Ms. Fornaro pointed out that statutorily the mailing must be postmarked by June 30th so the committee should be aware to provide the communications in advance. Ms. Neibart remarked that last year the volunteer solicitation was included in one of the mailings. Ms. Duarte added that the committee can brainstorm what some of the opportunities to be included might be. Mr. Monaghan asked what the anticipated variability would be after receiving an estimated bill. Ms. Fornaro responded that it is usually minimal.

Roll call vote: All members present voted to approve.

2019 – 082 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

Ms. Neibart moved. Mr. Monaghan seconded.

Mayor Gisser reiterated that this bill set had an extraordinary high number due to the Ralston chassis purchase however other than that it is a normal course of bills. Ms. Bonanno commented that there is an additional bill that did not show up on the report which was to Kirby Johnson for filing the recycling tonnage report.

Roll call vote: All members present voted to approve.

2019 – 083 Resolution of the Township Committee of the Township of Mendham Approving Issuance of Social Affair Permit for Ralston Cider Mill

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to approve

2019 – 084 Resolution of the Township Committee of the Township of Mendham Authorizing Discussion Without the Presence of the Public

Ms. Neibart moved. Mr. Monaghan seconded.

Mayor Gisser mentioned there may be action coming out after this Executive Session and he anticipated that it may be longer than usual since there are a number of items to discuss. The agenda for the second meeting in May should include any announcements related to action taken in Executive Session.

Roll call vote: All members present voted to approve.

ORDINANCE FOR PUBLIC HEARING/ADOPTION

04 - 2019 An Ordinance of the Township of Mendham Providing for Various Capital Improvements and Appropriating \$417,000 Therefore, From The Capital Improvement Fund – *Introduction/First Reading was held on April 23, 2019*

Ms. Neibart moved. Ms. Duarte seconded.

Mayor Gisser entertained a motion to open to the public.

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to open to the public.

There were no public comments.

Mayor Gisser entertained a motion to close.

Ms. Duarte moved. Ms. Neibart seconded.

Roll call vote: All members present voted to close.

Ms. Duarte commented that she was pleased to see the township investing in things such as signs, recreation, police, fire etc. that benefit the township.

Ms. Neibart asked if once the improvements were expensed if there would be a corresponding resolution. Ms. Fornaro responded that it would depend on the thresholds, and generally anything over \$40,000 is over the bid threshold so if it is awarded through a state contract or county coop there will be a resolution. She further explained that larger pieces of equipment may determine that a resolution is required, in addition to 'pay to play' resolutions for anything over \$17,500.

Roll call vote: All members present voted to approve.

05 - 2019 Bond Ordinance Providing For Various Capital Improvements In And By The Township of Mendham, In The County Of Morris, New Jersey, Appropriating \$1,051,000 Therefor And Authorizing The Issuance Of \$999,500 Bonds Or Notes Of The Township To Finance Part Of The Cost Thereof – *Introduction/First Reading was held on April 23, 2019*

Ms. Duarte moved. Ms. Neibart seconded.

Mayor Gisser entertained a motion to open to the public.

Ms. Neibart moved. Mr. Monaghan seconded.

Roll call vote: All members present voted to open.

There were no public comments.

Mayor Gisser entertained a motion to close

Ms. Neibart moved. Mr. Monaghan seconded.

Roll call vote: All members present voted to close.

Roll call vote: All members present voted to approve.

DISCUSSION

Historic Preservation Committee ordinance request

Mayor Gisser explained that the Historic Preservation Committee requested that the Township Committee review their request, which was that they be notified when there is an expectation of or issuance of a building permit to demolish a structure.

Ms. Vanessa Brown, Chair of the Historic Preservation Committee, introduced the committee members: **Patricia Zimmerman, Melissa Saharko**

Ms. Brown pointed out to the committee that meeting minutes of February 27, 2018 show that the Township committee members approved the request of the HPC to increase membership from 7 to 9 and make all applications available to the HPC. She said she was perplexed as to why this request to review demolition permits needed to be reviewed and approved again, when the HPC felt that by virtue of the approved ordinance on February 27, 2018, this request was already approved. Ms. Brown added that the HPC is an advisory committee whose major task is to preserve that township history is not destroyed. She said that the word 'demolition' was part of the language that she used when presenting this request. She hoped that the committee would reconsider this issue. Ms. Brown wanted to make it clear to the committee that the HPC was in favor of respecting homeowner property rights but they hope to educate homeowners as to the historical nature of their home, which will help them make choices. The HPC members each gave examples of how their efforts to advise residents have benefited both the homeowner and the township. Ms. Zimmerman explained that currently the HPC receives notification from the Planning and Zoning boards and that they are able to help the homeowner understand terms such as setbacks which most older homes do not meet. She added that one of the Master Plan's goals was to preserve the rural historical character of the township.

Ms. Duarte mentioned that she reviewed the videotape of the meeting in February of 2018 and agreed that it was approved that all applications be made available. Mayor Gisser commented that his recollection of the term 'application' referred to those that were specifically being presented to the boards. Ms. Zimmerman and Ms. Brown both confirmed that the request being made during the February 2018 meeting specifically was to add demolitions to the ordinance.

A discussion ensued as to the current review period of demolition applications to which it was made known that there is a 20 day review period. Ms. Saharko commented that Chester Borough, Mendham Borough, and Harding Township have specific language in their ordinances regarding demolition. Mayor Gisser pointed out that those towns have specific historic districts with specific historic rules. The HPC members confirmed that they are only seeking an advisory capacity. Ms. Neibart recommended that there be a system whereby homeowners be alerted to the historical nature of the home they intend to purchase. Ms. Saharko added that having a database of historic homes would be helpful. Mr. Monaghan asked for an explanation of the HPC process to which Ms. Brown explained the committee usually visits the property as a team.

Mayor Gisser recommended that the township attorney review the ordinance to determine if it reflects what was discussed and established at the meeting in question before any further determination is made, and what the process would be if there is a change in current procedure.

Ms. Bonanno asked if providing building permit information would be considered a violation of personal information to which the attorney noted that this information is already considered public.

Ms. Bonanno provided an update on the Brookside Beach. The majority of permits have been attained but one is still pending. Dave Read is prepping the beach area in anticipation of the dredging.

Ms. Fornaro provided an update on the Mosle demolition bid which has a deadline of May 22nd. A few contractors attended a walkthrough of the property and there are about 20 contractors who have picked up the bid information. The recycling and garbage bid has a deadline of July 9th.

Mayor Gisser reported on the recent auditor report. The auditors noted a decline in revenue due to the fact that residents have not renewed their annual central alarm system fee. Mayor Gisser said that automatic payment options are being reviewed as well as electronic reminders. He added that cat and dog registration fees are also in arrears and residents are reminded to get current with registration. Several committee members are working on the siren issue.

Ms. Duarte reported on the success of the Environmental Commission's composting workshop and the Recreation Department's Girls Night Out. The student representatives who are on HPC, Recreation and Environmental Commission reported that they had positive experiences on each committee. She added that she had a meeting with the fire chiefs regarding the siren issue.

Ms. Neibart reported that the next shared services meeting is in the last week of May. They will discuss recreation, the courts, as well as field use for the sports teams. She will be doing a tree survey with Brian Hays so she welcomes questions regarding the emerald ash problem.

Mr. Monaghan has been working on the siren issue and getting close to a potential solution. Work is ongoing at the beach and Pitney by the DPW.

Mayor Gisser reported that as far as the budget is concerned the township is on target, with being a little light on revenue from the construction code side.

OPEN TO THE PUBLIC

Mayor Gisser moved to open the meeting to the public.

Ms. Neibart moved. Mr. Monaghan seconded.

Roll call vote: All members present voted to open the meeting to the public.

Ryan Guthrie – 28 Cold Hill Road- Mr. Guthrie thanked the Police department for a successful fishing derby. He questioned whether the wood in the barn at Pitney could be obtained from the contractor. Mayor Gisser responded that the owner and vendor are coordinating salvaging the wood and the township will be getting benches made from the wood. Mr. Guthrie asked when the fish will be transported to which Ms. Bonanno responded that it will depend on when the last permit is obtained.

Ms. Duarte mentioned the Cops and Cones event which will take place on May 23rd.

Tom Baio- 21 Northgate Road - Mr. Baio cautioned the township regarding legislative over-reach with respect to the HPC and demolition permits. It can have the effect that houses cannot be sold because prospective owners are afraid of the regulatory process.

Diana Orban Brown – Ironia Road – Ms. Orban Brown commented that there was a lot of publicity regarding renewal of dog and cat licenses but not for the alarm permits. She suggested that a notification be sent to anyone who signed up in 2015. Mayor Gisser responded that there is an insert reminder in the tax bill.

Ms. Orban Brown expressed concern about the HPC ordinance if it will require that small construction jobs be submitted initially to a committee.

Mayor Gisser entertained a motion to close public comment.

Ms. Neibart moved. Mr. Monaghan seconded.

Roll call vote: All members present voted to close to the public.

ADJOURN to Executive session at 8:59.

Mayor Gisser entertained a motion to return to public comment.

Mr. Monaghan moved. Ms. Duarte seconded.

Roll call vote: All members present voted to return to public comment.

There were no public comments.

ADJOURN

Mr. Monaghan moved. Ms. Neibart seconded.

Roll call vote: All members present voted to adjourn.

Respectfully submitted,

Denise Bobinski
Administrative Assistant

Approved: 05/28/2019