



**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
August 25, 2020
IN-PERSON & REMOTE VIA ZOOM
7:30 PM REGULAR MEETING**

ROLL CALL:

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

Also, present:

Bob Casey, Interim, Township Administrator
John Mills, Township Attorney
Maria Coppinger, Township Clerk

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. The notice of change in meeting format was given to the Observer Tribune and Daily Record on July 31, 2020. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

SALUTE TO THE FLAG

RECOGNIZING NEW MEMBERS

Mr. Tolley introduced Laurent Carratie, who applied to be Senior Members at Brookside Engine Company #1.

COVID-19 UPDATE

Mayor Neibart provided the following update:

- 346 new cases in New Jersey / 190,021 total cases in New Jersey
- 5 additional deaths in New Jersey / 14,124 total deaths in New Jersey
- Mendham Township currently has a count of 45 cases.

ANNOUNCEMENTS

Mayor Neibart commented that tomorrow, August 26th is the 100th Anniversary of adopting the 19th Amendment, and it is also known as Women's Equality Day.

Mr. Monaghan made several election day reminders.

Ms. Duarte made several safety announcements around the schools reopening and setting a 9 PM Routine. She also announced the upcoming event in celebration of Women's Equality Day and recreation events.

Mr. Orlins commented on the Mendham Township Middle School's report card, which earned a perfect score on the New Jersey Department of Education. The report card is based on absenteeism, standardized test scores, and student projects. He also provided an update on the feedback he received regarding the DPW outsourcing.

OPEN TO THE PUBLIC

Mr. Baio moved. Ms. Duarte seconded the motion to open the meeting to the public.

Michael Broderic - Teamster Representative for the Department of Public Works (DPW) - Appeared at the meeting to discuss the privatization issue of the DPW's work. His concern is with replacing some or all of the members of the DPW. Mr. Broderic provided several reasons why the privatization of DPW is not a good idea. In closing, he requested the Township Committee to place their trust in the way things are handled by the DPW employees, its management staff. He noted that once you entertain the privatization movement, it will raise its ugly head and negatively affect the township and its residents, who require and deserve services they have become accustomed to.

Jack Curtis - 4 Michael Road – Mr. Curtis also spoke on the privatization of the DPW. Handouts are attached.

Michael Merritt – Mountainside Road:

- Addressed appropriate format and pandemic safety of the Mendham Township Committee meetings

- Called on the Township Committee members individually and as a body to demonstrate common-sense precautions and responsible behavior and wear and require face masks
- Suggested that public finance committee meetings be recorded and made available via Mendham TV

Diana Orban Brown – Ironia Road – She expressed that most of the finance committee meetings are open to the public, noticed and recorded for public viewing. In no case, is any action taken at any of the finance committee meetings. She noted that the purpose of the finance committee meeting is to look at “what ifs” and any recommendations are taken to the Township Committee for their review and approval.

Ms. Duarte expressed that its important to clarify what is happening around the finance committee meetings. She mentioned that adding a few members is a good idea.

Mayor Neibart clarified the purpose of the finance committee and noted that in 2020 there were open finance committee meetings.

Mr. Baio moved. Ms. Duarte seconded the motion to close the meeting to the public.

APPROVAL OF MINUTES

- Executive Session Meeting Minutes of May 26, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio		X			X		
Ms. Duarte	X			X	X		
Mr. Monaghan			X		X		
Mr. Orlins					X		
Mayor Neibart					X		

- Special and Executive Session Meeting Minutes of June 4, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio		X		X	X		
Ms. Duarte	X		X		X		
Mr. Monaghan					X		
Mr. Orlins					X		
Mayor Neibart					X		

- Special and Executive Session Meeting Minutes of June 9, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio							X
Ms. Duarte		X	X		X		
Mr. Monaghan	X			X	X		
Mr. Orlins					X		
Mayor Neibart					X		

- Special and Executive Session Meeting Minutes of June 12, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio							X
Ms. Duarte	X		X		X		
Mr. Monaghan							X
Mr. Orlins		X		X	X		
Mayor Neibart					X		

- Special and Executive Session Meeting Minutes of July 22, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio							X
Ms. Duarte	X		X		X		
Mr. Monaghan		X		X	X		
Mr. Orlins					X		
Mayor Neibart					X		

CONSENT AGENDA - RESOLUTIONS

2020-165 Resolution of the Township Committee of the Township of Mendham Authorizing Refund of Overpayment of 2020 Taxes

2020-166 Resolution of the Township Committee of the Township of Mendham Authorizing Refund of Overpayment of Taxes Due to County Board Judgment

2020-167 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio	X				X		
Ms. Duarte		X			X		
Mr. Monaghan				X	X		
Mr. Orlins			X		X		
Mayor Neibart					X		

REGULAR AGENDA - RESOLUTIONS

2020-168 Resolution of the Township Committee of the Township of Mendham Authorizing the Extension of a Non-Fair and Open Contract for Professional Architect Services with Cornerstone Architectural Group for Additional Services Relative to the Town Hall Feasibility Study

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio	X			X			
Ms. Duarte		X	X		X		
Mr. Monaghan					X		
Mr. Orlins						X	
Mayor Neibart					X		

2020-169 Resolution of the Township Committee of the Township of Mendham Approving an Agreement with New Jersey American Water Company for Repairs to Cold Hill Road

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio		X			X		
Ms. Duarte	X		X		X		
Mr. Monaghan				X	X		
Mr. Orlins					X		
Mayor Neibart					X		

2020-170 Resolution of the Township of Mendham Authorizing the Appointment of a Seasonal Laborer in the Department of Department of Public Works

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio	X				X		
Ms. Duarte		X	X		X		
Mr. Monaghan				X	X		
Mr. Orlins					X		
Mayor Neibart					X		

2020-171 Resolution of the Township Committee of the Township of Mendham Authorizing Discussion without the Presence of the Public – Administrator Position

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio	X		X		X		
Ms. Duarte		X		X	X		
Mr. Monaghan					X		
Mr. Orlins					X		
Mayor Neibart					X		

2020-172 Resolution of the Township Committee of the Township of Mendham to Approve Settlement of Real Property Tax Appeal

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio				X	X		
Ms. Duarte	X				X		
Mr. Monaghan		X			X		
Mr. Orlins			X		X		
Mayor Neibart					X		

ORDINANCE FOR INTRODUCTION / FIRST READING

09-2020 An Ordinance to Amend Chapter 7, Traffic, Section 7-14, Parking Prohibited During Certain Hours on Certain Streets to Include Cramer Lane and Combs Hollow Road

Second Reading and Public Hearing scheduled for September 8, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio				X	X		
Ms. Duarte	X		X		X		
Mr. Monaghan		X			X		
Mr. Orlins					X		
Mayor Neibart					X		

10-2020 An Ordinance Amending and Supplementing Chapter 245, Parks and Recreation Facilities, of the Code of Ordinances of the Township of Mendham to Provide for a New Section Entitled: Criminal History Background Check of Employees and Volunteers of Non-Profit and Youth Serving Organizations

Second Reading and Public Hearing scheduled for September 8, 2020

TOWNSHIP COMMITTEE	MOTION	SECOND	MOTION TO CALL THE QUESTION	SECOND	ROLL CALL		
					YES	NO	ABSTAIN
Mr. Baio		X			X		
Ms. Duarte	X			X	X		
Mr. Monaghan			X		X		
Mr. Orlins					X		
Mayor Neibart					X		

OPEN TO THE PUBLIC

Ms. Duarte moved. Mr. Monaghan seconded the motion to open the meeting to the public.

Jack Curtis - 4 Michael Road – Asked what topics are discussed at closed (private) finance committee meetings. Mayor Neibart addressed his question noting that the topic on DPW was around Request for Proposals (RFP) and bidding. The topic was discussed in public dating back to March.

Mr. Monaghan moved. Mr. Orlins seconded the motion to close the meeting to the public.

DISCUSSION

Administration

Robert Casey responded to Mr. Curtis' previous comments regarding the catch basin repairs by clarifying the Tilcon's contract.

Rezoning Request

The Township Committee received several rezoning requests. Mr. Casey suggested that the appropriate action for the Township Committee, since the request came directly to the committee, is to refer those requests to the Planning Board for advice and consent. The Township Committee agreed.

Report on August Tax Collection

Tax collection for the third quarter, Total year to date bill out was \$30,800,000, Collected to date is \$30,002,000, Short on collection by \$700,095. At this point, your reserve of uncollected taxes is more than a million dollars. If, in fact, by the end of the year, your total bill out is a little over \$41,000,000, and if we collect \$40,000,000, then we have a \$1,000,000 worth of reserve, you do not have a cash deficit to carry forward. However, you will not generate excess property tax collections, which is the most significant part of your surplus for the last five years. You are currently on a path that should mean that you will end up the year in the black. However, you will have a hole in 2021 of about \$500,000, which you usually have a surplus from excess tax collection the prior year.

Report on Facilities – Town Hall Construction Project

At the last meeting, the architects presented a plan for the Town Hall Construction Project. Overall, the Township Committee's consensus was that an \$8 million project exceeded their estimates on what a new building would cost.

Mr. Casey notified the architects that the \$8 million project was unrealistic and could they bring it down to \$6 million which Mr. Casey's recommendations.

Mr. Casey provided a fiscal analysis and the impact a \$6 million bond ordinance for the town hall repairs and new construction would have on the taxpayers.

Mr. Casey painted a big picture for the Township Committee and public with the following process

STEP ONE: START WITH TOWN HALL BUILDING

- Stabilize the outside of the building
- Fix the roof
- Fix the rotted soffits
- Replace the windows
- Fix the stucco
- Clean-up the outside of the building

STEP TWO: LIBRARY

- Build a Library – Bid out/hire a contractor

STEP THREE: POLICE DEPARTMENT

- Relocate Police Department to the first floor

FINAL STEP: RECREATION FACILITY

Current police department building is vacated and converted into a Recreation Facility (Administrative Offices on the top floor / open space on the middle area)

The architects have expressed that need a scope and budget for the project.

Mr. Orlins asked for a plan with the right requirements for the police department.

Mr. Monaghan made the following suggestions:

- Keep the library in the first floor of Town Hall,
- Make repairs to the Town Hall
- House the Police Department in the building next door to Town Hall

Ms. Duarte is concerned with the project's cost to taxpayers but expressed that action needs to be taken. Her position has always been to maintain the library, and she also mentioned using the current police headquarter for the recreation facility. A recreation center has also been on her wish list. She would like to hear input from the public. She is in favor of reusing adaptive reuse of Town Hall. She expressed that it makes more sense to have a stand-alone library and integrate Town Hall with the police station.

Mr. Baio made the following comments:

- The Police Building that Mayor Gisser presented would have never been built for \$2.5 million
- Mayor Neibart's initiative to getting a comprehensive plan is what different from past plans
- If we qualify for a state grant, we get to buy a library at 50% off. If the opportunity, then he is not on board
- The issue is, how do we improve property value in town?
- Adaptive Reuse is cool
- The mechanical system can be beneficial
- Sell the police station after it is habituated and use the profit as a way of paying down debt.

Mr. Orlins also agrees with Mr. Baio's suggestions and also noted that library grant can be utilized for repairs on their existing building. The grant is not necessarily for new construction.

Mayor Neibart noted that three options that would be presented to Cornerstone for their expertise:

1st OPTION

- *Re-fit Town Hall
- *Fix the roof
- *Fix the widows
- *Fix the sides of the building
- *Fix the vertical circulation problem - one or two towers
- *Gut the bottom floor of town hall
- *Move the Police Department into the bottom floor of town hall
- *Build a new library next door

2nd OPTION

*Expand Town Hall to fit all three departments (Administrative offices, Police Department and Library) in Town Hall

3RD OPTION

- *Fix the roof
- *Fix the roof
- *Fix the widows
- *Fix the sides of the building
- *Fix the vertical circulation problem - one tower
- *ADA complaint building (possible HVAC)
- *Build a new Police Department next door

Liaison Reports

- ***Construction (Monaghan)*** – No update
- ***Communications Committee, Marketing (Duarte)*** – Met last week to discuss different marketing ideas, tag lines, logos, website. Looking at what other communities have done to market their towns. Hoping to have the committee come in October with some sort of a report and recommendations.
- ***Department of Public Works (Monaghan)*** – Paving has started, several roads are being milled, prior to paving. Brush pick up from the last storm started yesterday and will continue throughout town.
- ***Environmental Commission (Duarte)*** – Meadow Wood Hike pushed off to September 20th.
- ***Health Department*** – Had a meeting last night, normal business. Looking to put yard signs or banner in town to remind people about COVID and how to protect themselves. Also, discussed the flu clinic.
- ***Finance Committee (Orlins / Neibart)*** – No update – report provided earlier on in the meeting
- ***Fire Department (Neibart)*** – Run cards are complete. Brookside Engine Company #1 will host their Annual Clam Bake-take out.
- ***First Aid Squad (Duarte)*** – Call volumes are starting to get back up to normal. Looking to recruit new members.
- ***Historic Preservation (Baio)*** – No update
- ***Library (Monaghan)*** – Business has been steady about 863 visits. They hosted their Book Recycling Program.
- ***Mendham Sewer East & West (Neibart)*** – The third-party Engineer is looking for additional information from the residents. Will be asking the residents to mark their laterals with flags.
- ***Mendham Township School District (Orlins)*** – commented that the Mendham Township School systems are #1 in the state.

- **Mendham TV (Duarte)** – No update
- **Planning Board (Baio /Monaghan)** – No Update
- **Police (Duarte)** – Buttermilk Falls has quieted down a little bit. Officers turned away 25-30 cars on the weekend. There is increase usage during the week.
- **Pitney Park (Monaghan)** – Meetings were held around the wall garden. Final plans for bidding are being completed right now and we will be ready to submit to the state for final review before it goes out to bid.
- **Recreation Committee (Orlins)** – Ralston Field looks fantastic. David is going to give a report at the next meeting on Brookside Beach and where it ended up for the season.
- **Regional School District (Monaghan)** – No update
- **Shared Court (Neibart)** – Court Administrator is retiring. Chester Township is handling the interview process.
- **Stigma-Free Initiative (Duarte)** – Working to organize a webinar around Suicide Prevention Awareness Month. She will have more information at the next meeting.
- **Surrounding Town Outreach (Orlins)** – No update
- **Tax Assessor (Neibart)** – No update
- **Tree Committee (Neibart)** – Hosting an Office of Emergency Management post storm meeting regarding power lines and the trees.
- **Wildlife Management (Duarte)** – The state archery season for deer begins on September 12th and that signs will be posted on the entrance of our parks.
- **Zoning Board (Baio)** - The state has passed legislation requiring municipalities to extend zoning board approval similar in act like they did in 2008. Approval Extension Act took effect last week. It was proposed in March signed in July.

The Township Committee adjourned into Executive Session at approximately 10:22PM. Motioned made by Mr. Orlins and seconded by Ms. Duarte.

ADJOURNED

Respectfully submitted,

Distributed: 12/3/2020
Approved: 12/7/2020

Maria F. Coppinger
Township Clerk