

**TOWNSHIP OF MENDHAM
TOWNSHIP COMMITTEE
REGULAR MEETING MINUTES**

DATE: October 24, 2022
TIME: 7:30 PM
LOCATION: Municipal Building and Remote Via Zoom

ROLL CALL

Mr. Baio	Present
Ms. Duarte	Present
Ms. Neibart	Present
Mr. Orlins	Present
Mayor Monaghan	<i>Absent</i>

Deputy Mayor Baio presided over the meeting.

Also, present:

Mr. John M. Mills, Esq.
Mr. Jason Gabloff, Township Administrator
Ms. Maria Coppinger, Township Clerk

SALUTE TO THE FLAG – Led by Deputy Mayor Baio

STATEMENT OF ADEQUATE NOTICE – Read by Deputy Mayor Baio

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 10, 2022. Notice was posted on the bulletin board in the township offices and notice was filed with the Township Clerk.

PROCLAMATION

None

PRESENTATION

New Jersey Highlands Council – Mr. Corey Piasecki presented a PowerPoint presentation titled “Partnering with the New Jersey Highlands Council.” Mr. Benjamin Spinelli, Executive Director, was also in attendance and assisted Mr. Piasecki with the presentation. Presentation attached.

Recreation – Mosle Field – Site Feasibility Study - David Guida, Recreation Director, presented the study to the committee. The committee engaged in a discussion.

ANNOUNCEMENTS

The committee provided their announcements on upcoming events in the township.

OPEN TO THE PUBLIC

Martin Slayne, Indian Hollow Road – Mr. Slayne expressed his appreciation for the presentation by the Highlands Council, noting that it ties in nicely with some of the recent discussions about getting a conservation strategy together for the community. He also congratulated David Guida on an excellent presentation for the recreation facility; he added that some historic dumping grounds in the Mosle area might be a safety concern and asked for a review of the dumping site. Finally, he commented on and clarified the Environmental Commission's mandate.

Todd Christie, Talls Oak Court – Mr. Christie expressed concerns about the safety of Mosle Field, the parking lot, and safety at night because there is no lighting. He noted that safety is a big focus of their Twin Boro Football organization. He expressed his support for Ordinance 14-2022.

Sam Barsa, Conifer Drive – Mr. Barsa does not support partnering with the Highlands Council due to the excessive bureaucracy of the organization.

Randy Lee, Oak Knoll Road – Mr. Lee is the Head of the Fields and Equipment for Twin Boro Football, so he deals with the old, outdated portable light systems and the field's maintenance. Mr. Lee mentioned the safety concerns of the field and expressed they want to take the lead to make Mosle Field a first-class facility. He expressed his support for Ordinance 14-2022.

George Koenig, North Gate Road – Mr. Koenig thanked Mr. Slayne for clarifying the Environmental Commission mandate, but he did not like how the comments moved toward a political statement. Finally, Mr. Koenig commented on the Highland Council. He noted that partnering with the council is a huge decision for the town to go from the planning to the preservation area, noting that the devil is in the details.

Mary Michailidis, Thackery Lane – Ms. Michailidis asked for clarification on the Mosle Field discussion.

Matt VanKirk, Horizon Drive – Mr. VanKirk reminded the public that trail issues should be sent to the Environmental Commission via the township’s website for their review.

Bernadette Koenig, North Gate Road – Ms. Koenig expressed that it makes sense for the committee to listen to what the New Jersey Highland Council has to say and hopes the committee will move forward with the initial assessment offered by the council.

Tracey Moreen, Hardscrabble Road – Ms. Moreen commented that aesthetics for lights at Mosle Field is a no-brainer and supports Ordinance 14-2022. She brought to the committee's attention that the township is currently out of compliance with the tree ordinance. She noted that we do not have a tree conservation officer, and there are other points to note to bring the ordinance into modern 2022.

Diana Orban Brown, Ironia Road – Ms. Brown commented on the artificial turf that has suddenly appeared at the Mosle Preserve.; noting that no one seems to know where it came from or its use. Ms. Brown believes the township is getting ahead of their selves and a lot of investigation has to go into anything we are doing on preserve land (Mosle).

Mr. Orlins made a motion to close the open to the public session; Seconded by Ms. Neibart. Voice Vote: All members present voted in favor.

APPROVAL OF MEETING MINUTES

- Special Meeting Minutes of August 30, 2022
- Regular and Executive Session of September 12, 2022
- Regular and Executive Session of September 29, 2022

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart			X		
Mr. Orlins		X	X		
Deputy Mayor Baio			X		

REGULAR AGENDA – RESOLUTIONS

2022-156 Resolution of the Township Committee of the Township of Mendham Regarding the Reduction in the Performance Surety Bond for K. Hovanian at Hillandale, LLC

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart			X		
Mr. Orlins		X	X		
Deputy Mayor Baio			X		

2022-157 Resolution of the Township Committee of the Township of Mendham Authorizing the Renewal of a Lease Agreement with Harriet Zimmerman for 97 Ironia Road, Apt. A, Mendham

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte					X
Ms. Neibart	X		X		
Mr. Orlins		X	X		
Deputy Mayor Baio			X		

2022-158 Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Competitive Bidding Contract to SMAC Corp. of Saddle Brook, New Jersey For Asbestos Remediation and Abatement of the Mendham Township Library and Town Hall at 2 West Main Street, Brookside

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart		X	X		
Mr. Orlins			X		
Deputy Mayor Baio			X		

2022-159 Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Contract to Maplecrest Ford for a 2022 Ford Utility Interceptor Vehicle through the NJ State Contract - Not to Exceed \$43,571

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart		X	X		
Mr. Orlins			X		
Deputy Mayor Baio			X		

2022-160 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte			X		
Ms. Neibart	X		X		
Mr. Orlins		X	X		
Deputy Mayor Baio			X		

2022-161 Resolution of the Township Committee of the Township of Mendham Authorizing the Redemption of Tax Sale Certificate

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart		X	X		
Mr. Orlins			X		
Deputy Mayor Baio			X		

ORDINANCE FOR INTRODUCTION

14-2022 Ordinance Appropriating \$20,000 from the Capital Improvement Fund in Order to Provide for a Study of Improvements to Mosle Fields and by the Township of Mendham, in the County of Morris, New Jersey

Public Hearing scheduled for November 14, 2022

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Ms. Neibart		X	X		
Mr. Orlins			X		
Deputy Mayor Baio			X		

ORDINANCE FO SECOND READING / PUBLIC HEARING

13-2022 Ordinance Appropriating \$52,000 from the Capital Improvement Fund in order to Provide for Fire Department Equipment and Tools in and by the Township of Mendham, in the County of Morris, New Jersey

Introduced on October 11, 2022

Mr. Baio mentioned that Ordinance 13-2022 would be tabled to the next meeting which will take place at the Middle School.

Motion to table ordinance 13-2022 was made by Ms. Duarte; Seconded by Ms. Neibart. All members present voted in favor to table the ordinance; except for Ms. Duarte who abstained.

OPEN TO THE PUBLIC

Sam Barsa, Conifer Drive – Mr. Barsa commented that no one should falsely accuse anyone without facts.

Motion to close open to the public made by Mr. Orlins; Seconded by Ms. Duarte. All members presented voted in favor.

DISCUSSION

Best Practices Inventory

Mr. Gabloff explained that the state requires municipalities to complete the Best Practices Checklist as part of the state aid process. The committee was provided with a draft copy noting the township complies with what the state considers best practices. Therefore, outside of a discussion, no action is required.

Fund Balance and Capital Reserves

Mr. Gabloff explained the process for the fund balance policy. A resolution will be presented at the next meeting.

Recording Township Committee meetings

The Township Committee meetings will be held at a new temporary location (Mendham Township Meeting School), and it was confirmed that the recordings will be recorded via Zoom and provided to Mendham TV.

Volunteer Appreciation Reception Location (12/12)

Ms. Neibart confirmed that the ready room at the Emergency Services Building has been reserved for the reception.

LIAISON REPORTS

Ms. Duarte circulated a resolution from Chatham Borough regarding the health insurance increase and creative ways to save money.

ADJOURN

Ms. Duarte made a motion to adjourn; Seconded by Mr. Orlins. Roll Call Vote: All members present voted in favor. The meeting was adjourned at 9:25PM.

Respectfully submitted,

Distributed: 12/22/2022

Approved: 12/27/2022

Maria F. Coppinger
Township Clerk

ATTACHMENTS:

- Partnering with the New Jersey Highlands Council
- Mosle Field – Site Feasibility Study

**TOWNSHIP OF MENDHAM
MORRIS COUNTY, STATE OF NEW JERSEY**

ORDINANCE 14-2022

**ORDINANCE APPROPRIATING \$20,000 FROM THE CAPITAL
IMPROVEMENT FUND IN ORDER TO PROVIDE FOR A STUDY OF
IMPROVEMENTS TO MOSLE FIELDS AND BY THE TOWNSHIP OF
MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY AS FOLLOWS:

Section 1. \$20,000 from the Capital Improvement Fund is hereby appropriated to provide for a study of Mosle Fields to assess the feasibility and costs of lights at Mosle Fields and to review the playing surfaces of the existing fields at Mosle Fields, in the Township of Mendham, in the County of Morris, New Jersey (the "Township").

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

**TOWNSHIP OF MENDHAM
MORRIS COUNTY, STATE OF NEW JERSEY**

ORDINANCE 13-2022

**ORDINANCE APPROPRIATING \$52,000 FROM THE CAPITAL IMPROVEMENT
FUND IN ORDER TO PROVIDE FOR FIRE DEPARTMENT EQUIPMENT AND TOOLS
IN AND BY THE TOWNSHIP OF MENDHAM, IN THE COUNTY OF MORRIS, NEW
JERSEY**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY AS FOLLOWS:

Section 1. \$52,000 from the Capital Improvement Fund is hereby appropriated to provide for acquisition of Fire Department equipment and tools, including turnout gear, and major repair of fire apparatus, in the Township of Mendham, in the County of Morris, New Jersey (the "Township").

Section 2. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.



Partnering with the New Jersey Highlands Council

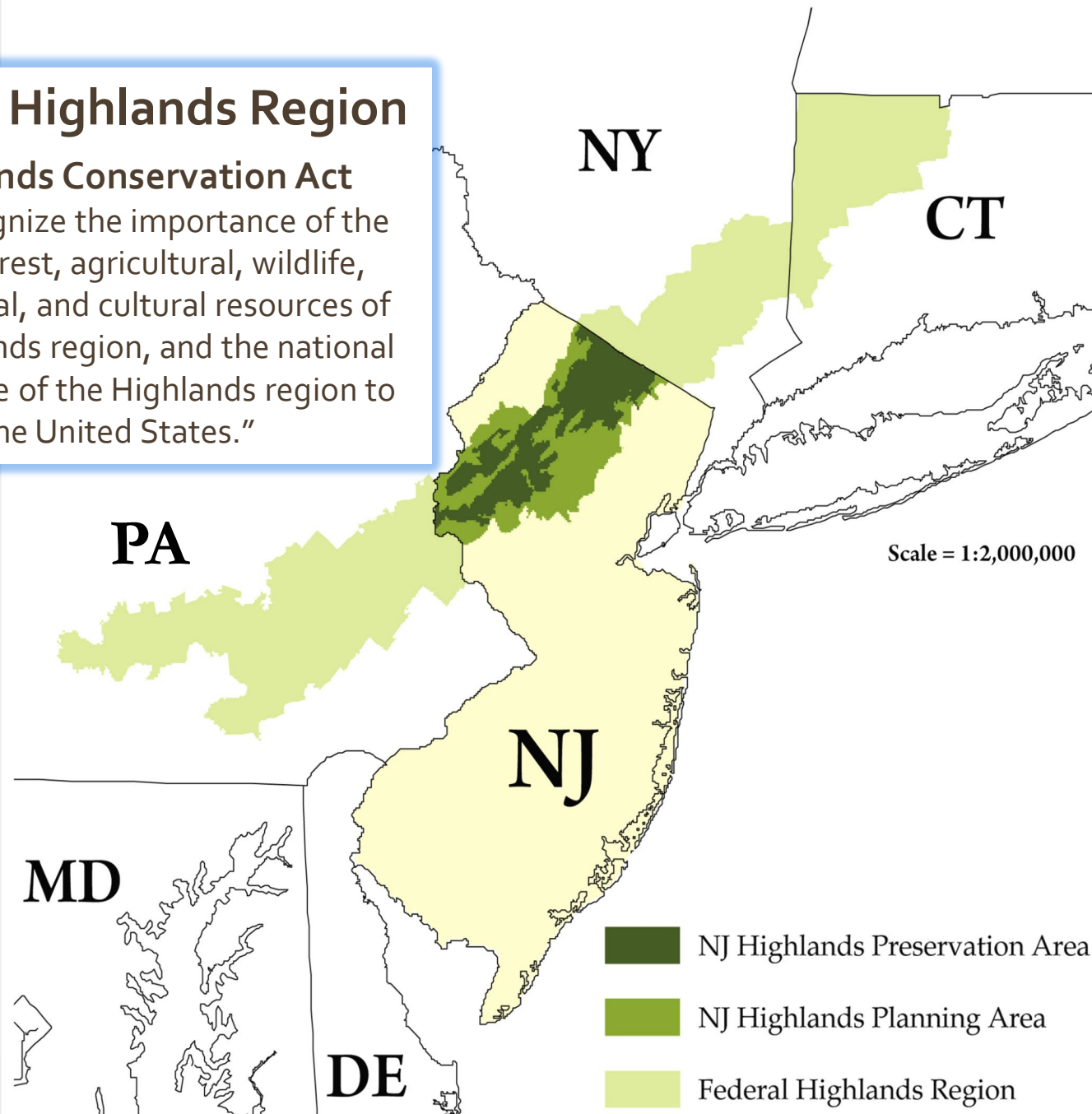
Mendham Township Council
October 24, 2022



Federal Highlands Region

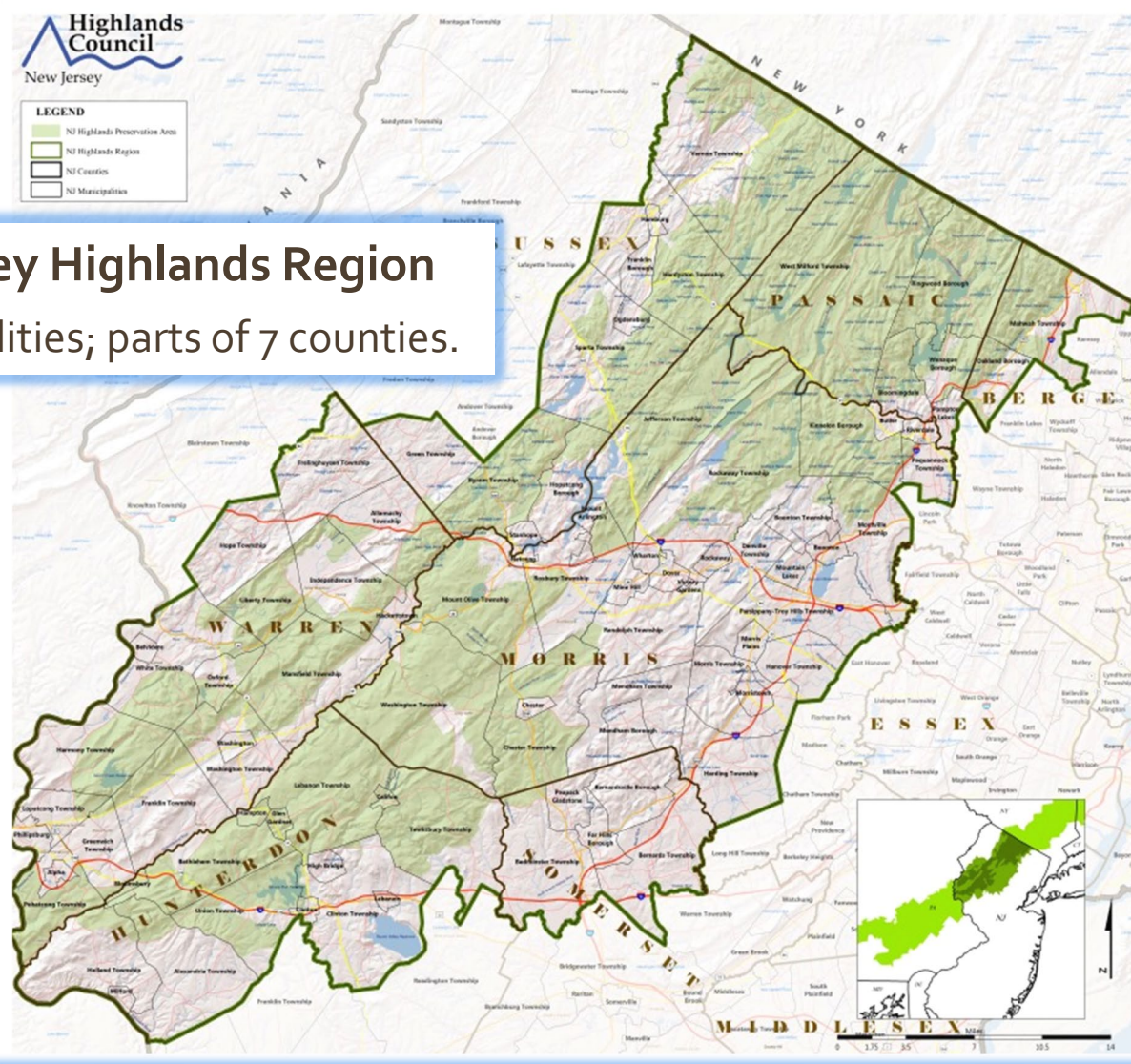
Highlands Conservation Act

"...to recognize the importance of the water, forest, agricultural, wildlife, recreational, and cultural resources of the Highlands region, and the national significance of the Highlands region to the United States."



New Jersey Highlands Region

88 municipalities; parts of 7 counties.



The New Jersey Highlands Water Protection and Planning Act: "...the protection of the New Jersey Highlands, because of its vital link to the future of the State's drinking water supplies and other key natural resources, is an issue of State level importance that cannot be left to the uncoordinated land use decisions of 88 municipalities, seven counties, and a myriad of private landowners..."

Since watersheds and other natural resources do not follow municipal boundaries, a regional planning approach is required to protect them.



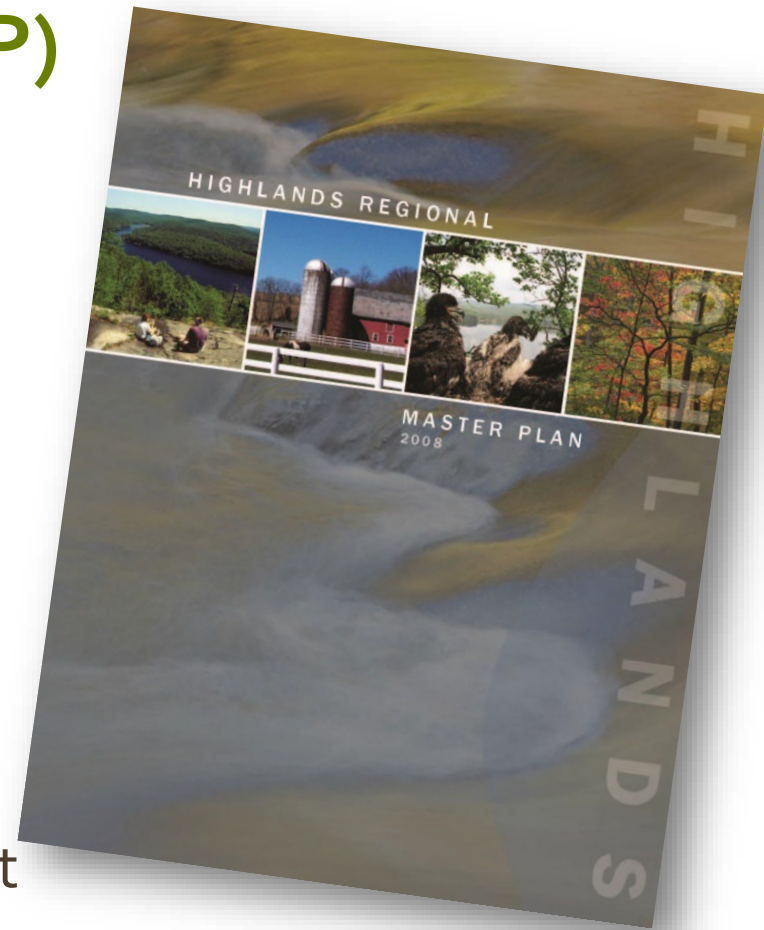
Regional Planning

- Highlands Act directed a regional approach to land use planning.
- Since watersheds and other natural resources do not follow municipal boundaries, a regional planning approach is required to protect them.
- Other examples of regional planning in NJ
 - Hackensack Meadowlands Commission and Master Plan
 - Pinelands Commission and Comprehensive Management Plan

Regional Master Plan (RMP)

The RMP is structured around the following planning considerations:

- Natural Resources
- Water Resources
- Agricultural Resources
- Historic, Cultural, Archaeological, and Scenic Resources
- Transportation
- Landowner Equity
- Sustainable Economic Development
- Air Quality



For each of these areas, the RMP provides a regional analysis, identifies Goals, Policies, and Objectives (GPOs) and defines programs to implement the GPOs.

Highlands Council Grant Program

Established by the Highlands Act to pay for the “reasonable expenses” associated with implementation of the Act

- Reimbursement based
- No match required
- Eligible applicants: Highlands municipal and county governments
- Eligible expenses: planning, design and engineering costs
- Requires Highlands Council staff approved Scope of Work

Grant Funding Available

Water Quality
Monitoring

Historic Preservation
Planning and Cultural
Resource Inventory

Green Building and Environmental
Sustainability Planning

Highlands Center Planning

Lake Management
Planning

Alternative Wastewater
Planning

Land Preservation &
Stewardship Plan

Water Use and Conservation
Management Planning

Trails and Recreation
Planning

Habitat Conservation &
Management Planning

Municipal Master Plan
Reexamination and Updates

Stormwater
Management
Planning

Scenic Resource
Management Planning

Forest Stewardship
Planning

Sustainable Economic
Development Planning

Stream Corridor
Protection/Restoration Planning

Examples of funded projects

Groundwater Recharge Enhancement Project

\$85,000

Montville Township
Morris County

Open Space & Trails Plan

\$94,000

Parsippany-Troy Hills Township
Morris County

Municipal-wide Lake Management Study

\$175,525

Rockaway Township
Morris County

Municipal Beach and Watershed Restoration Plan

\$60,000

Mount Arlington Borough
Morris County

Build-out Analysis

\$10,000

Boonton Township
Morris County

Critical Habitat Conservation Management Plan

\$50,000

Kinnelon Borough
Morris County

Open Space & Recreation Plan

\$12,000

Kinnelon Borough
Morris County

Municipal-wide Drainage Study

\$160,000

Wharton Borough
Morris County

Why work with the Highlands Council?

- Advance municipal planning vision
- Direct growth to areas most appropriate for growth
- Protect and enhance open spaces and natural resources
- Address transportation challenges
- Improve stormwater management (reduce flooding)

**Collaborative process,
driven by municipal needs.**

Mendham Township's goals are also Highlands Council goals.

RMP Considerations for Mendham Township

- Entire Township in Planning Area of Highlands Region; working with Highlands Council is voluntary.
- Revisions to land use and resource management planning documents as appropriate to align with the Act and RMP
- Township retains all local enforcement and regulatory control.

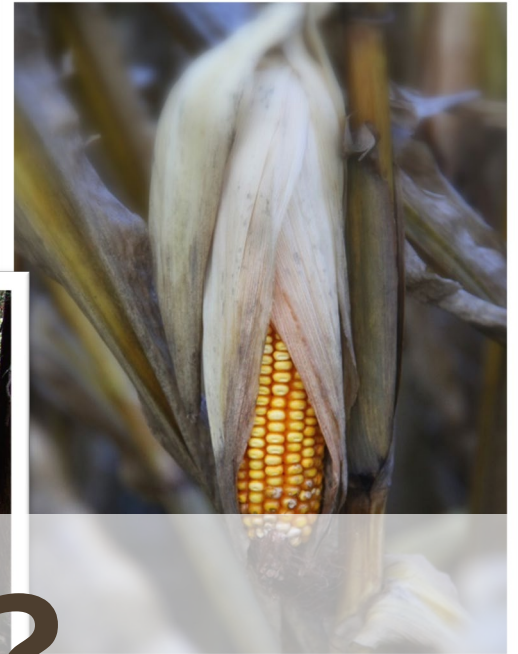
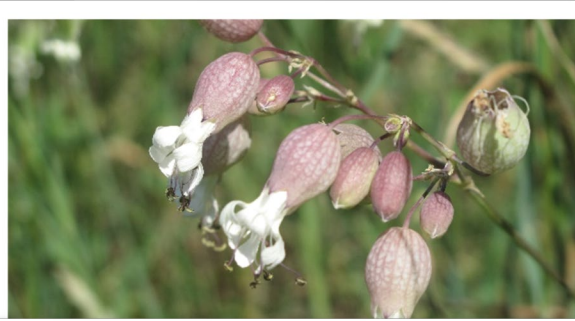
Goal is resource protection and sustainable growth through good planning.

Affordable Housing Considerations

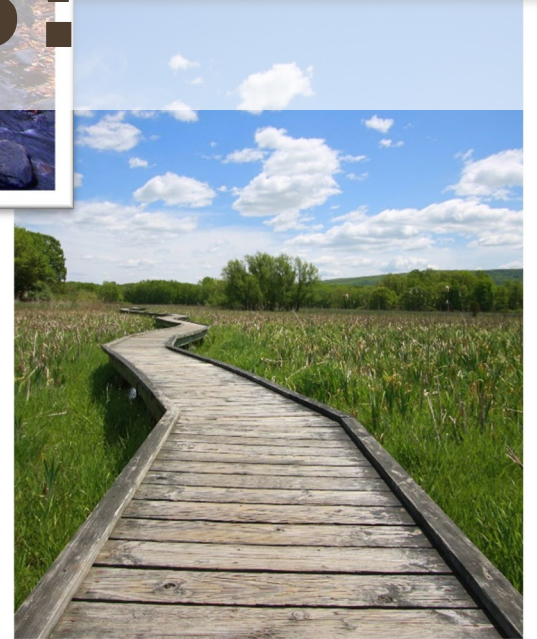
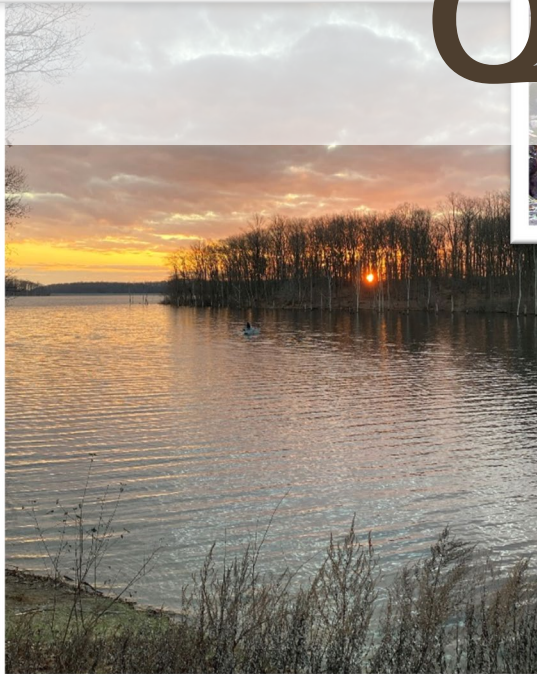
- Highlands Act requires the Regional Master Plan be taken into consideration when determining fair share housing needs.
- Municipalities need to adopt a housing element and fair share plan.
- Highlands Council grant funding:
 - Development of Housing Element and Fair Share Plans
 - Build out analysis to inform vacant land and durational adjustments
 - Mid-point reviews

Potential Next Steps

- Initial Assessment (IA) Report
- Grant funds to complete IA Report
- No obligation to proceed beyond
- Continue conversation according to Township's wishes



Questions?



Mendham Township Mosle Field – Site Feasibility Study



Presented to Mendham Township Committee

October 24, 2022

Primary Goal:

Coordinate Mendham Township and youth sport programs for improved recreational facilities to support local year-round sports programs for residents and neighboring towns.

Shared goal from Mendham Recreation Advisory Committee, Twin Boro Bears, Mendham Chester Baseball/Softball, West Morris Soccer Club and Chester Mendham Lacrosse

Request to Mendham Township Committee

The Mendham Township Recreation Advisory Committee and local youth sports programs request feasibility study to improve Mosle Field recreational facility for year-round sports programs.

History

- 2021 Budget Development: Discussions begin at Board Level and with sports clubs surrounding needs
- February 2022: Meeting with Local Sports organizations with request for Turf/Lights in Township
- March 2022: Budget Proposal for Feasibility Study on lights to accommodate potential future turf.
- Pause on plans due to possible plans in other local municipalities
- September 2022: Meeting with sports leagues expressing the desire to move forward with plans at Mosle
 - Subsequent individual meeting/calls with all local sports organizations to gather list of needs for project
- October 2022: Proposal brought to Recreation Committee with additional details added

Site Selection

- **Mosle Field was selected as the most appropriate field in the Township to explore**
- India Brook – Currently one soccer field and has irrigation issues
- Brookside Field – Township does not own, currently only baseball fields
- Wysong/Meadowood/Mount Pleasant – Do not have an appropriate footprint for development for multiple sports usage
- Ralston – Most likely second choice for development as it is a central location. However, existing parking issues and neighborhood

Mosle Site Selection – Concerns & Advantages

- **Traffic Increase to Neighborhood**

- When considering moving forward with any plan, we will need to also consider a traffic study

- **Lights**

- Portable lights are currently used there already, there is a degree of familiarity in neighborhood

- **Current Footprint**

- Footprint is ripe for development. Currently has ample parking, a baseball/softball field, soccer/lacrosse field and a football field

- **Mosle Master Plan at time of purchase**

- There is the possibility to use Green Acres funds for development

Sports Leagues

- Field Usage by League in Mendham Township
 - Baseball and Softball – Spring, Summer and Fall
 - Football – Summer and Fall
 - Lacrosse – Spring and Summer
 - Soccer – Spring Summer and Fall

By The Numbers:

Twin Boro Bears - 252 Football & 143 Cheer

Chester Mendham Baseball and Softball – 424 Baseball & 156 Softball

Chester Mendham Lacrosse – 193 Boys LAX & 225 Girls LAX

West Morris Soccer Club – 230 (Spring) & 486 (Fall)

35% Mendham Township - 30 % Mendham Borough - 35% Chesters

Sports Leagues/Rec Committee Requests

- Current Obstacles highlighted by Sports Leagues
 - Limited Youth recreational facilities and fields
 - Zero lighted youth recreation facilities
 - Zero sanctioned football fields in Mendham Township that can be used for games
- Baseball field would need to be repositioned to be usable at sundown
- Currently there are existing safety concerns in the parking lot, need parking lighting and lot flow development
 - Includes the handicap access road safety concerns
- Park of the plan should look at irrigation upgrades to the fields
- If we are developing this site, we should also be looking at the past ideas that have been brought to the Recreation Committee – basketball court and dog park

All stake holders do agree that lights are the top priority

2022 Budget Request

- Ordinance 09-2022 Approved:
- *Recreation improvements consisting of the major repair or replacement of fencing and other improvements at Brookside Beach, acquisition and installation of park furnishings, improvement of pickleball/tennis courts at Mt. Pleasant Park and a lighting study for Mosle Field to accommodate the proposed turf field*

Study Focus

The main goal of the project is to increase the usability and safety of Mosle Field

- PRIORITY #1: This feasibility study's focus is going to be on lighting the baseball and football fields at Mosle
- PRIORITY #2: Explore necessary upgrades (seeding, rolling, irrigation) that need to be made so that IF lights are installed that the fields maximize on use
- PRIORITY #3: Repositioning of the baseball field to make it playable at sundown

Where are we now?

Study for feasibility at Mosle Field to include

1. First determination that must be made is:

- Can we have three independent fields at the complex, or is there only space for two

2. Once this determination is made, French & Perello can complete a Site Assessment and Feasibility Study of lights

- Field Lights
- Parking Lot Lights
- Landscape work that needs to be done on the existing fields

Recommendations of additional items to study from stakeholders:

b) Lights and Turf **or** (c) Lights and Turf, along with exploring the possibility to develop site plan with other amenities which may include a dog park, basketball courts, batting cages, etc.

Future Timeline

- November-January – Completion of Site Assessment
- January/February – Presentation of Site Assessment to Township Committee
- February/March – Development of Site Concept Plan (should approval be given)
- March/April – Inclusion of Site Concept Plan in Budget Proposal to go to Township Committee and Finance Committee

IF APPROVED IN BUDGET:

- May/June/July (dependent on budget adoption) – bid project
- Possible construction in July/August/September for fall completion

Other Items of Note

- During discussions, should lights and turf be installed, the idea of rental or field user fees will be explored and all sports leagues are amenable
 - This will create a fund that will be able to have funds set aside for future light and/or turf replacements or repairs
 - If lights, will likely only be able to charge a rental fee for groups at night
 - If lights and turf, field user fees be more attainable

Questions?

Contact David Guida, Recreation Director

dguida@mendhamtownship.org