

**TOWNSHIP OF MENDHAM  
TOWNSHIP COMMITTEE  
REGULAR MEETING**

**DATE:** Monday, January 29, 2024  
**TIME:** 7:30 PM- REGULAR MEETING  
**LOCATION:** **MENDHAM TOWNSHIP MIDDLE SCHOOL**  
All Purpose Room  
16 Washington Valley Road, Brookside; and  
And via the Zoom communications platform (referenced herein as “Zoom”)

**ROLL CALL**

Ms. Duarte	Present
Mr. Monaghan	Present
Ms. Moreen	Present
Ms. Spirig	Present
Mayor Neibart	Present

Also, present:  
Mr. Jason Gabloff, Township Administrator  
Karen Orgera, Acting Township Clerk  
Mr. John M. Mills, Esq.

**SALUTE TO THE FLAG-LED BY MAYOR NEIBART**

**STATEMENT OF ADEQUATE NOTICE-READ BY MAYOR NEIBART**

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 5, 2024. Notice was posted on the bulletin board in the Township offices and notice was filed with the Township Clerk.

**PRESENTATION**

**Library Patio**

Rachel Harrison presented to the Township Committee the proposed new patio to be installed at the library. The library will be self-funding this project through donations. The work will coincide with the Town Hall renovation schedule. The Township Committee was in favor of the library moving forward with the project. The designer working on the project still has to provide a final cost estimate.

**Recreation Committee Proposal for Racket Sports**

Recreation Director, David Guida, presented to the Township Committee ideas to rehabilitate the courts at Mt. Pleasant to two tennis courts and two pickle ball courts which would entail resurfacing and relining the courts. The tennis courts at Mt. Pleasant need to be totally rehabilitated to be safer and more usable. The cost estimate for Mt. Pleasant would be \$100,000.00. The plan would be to make 4 Pickle Ball courts and move tennis to Meadowood Park. Mr. Guida would like to apply for the Local Recreation Improvement grant for \$100,000.00 by February 27, 2024.

The two tennis courts at Meadowood Park and are completely overgrown and need full rehabilitation. The courts haven't been used since the early 2000's. Meadowood Park was part of the 2003 master plan to remain for recreational use. The cost estimate for Meadowood Park would be \$300,000.00.

The Township Committee had a lengthy discussion with Mr. Guida on how this project came to light. Mr. Guida commented that the other sports leagues have enough capital that they can pay for their own improvements. Mr. Guida would like to maintain what facilities the Township has and make a long-range plan. The useful life of a court is 10-12 years.

The project could be done in phases but could cost more and would affect players as the Mt. Pleasant facility would be out of commission and the Meadowood Park courts are not usable. Phase one could be rehabilitating the Mt. Pleasant courts and submit for another grant in 2025 to rehabilitate the Meadowood Park courts.

Ms. Moreen suggested that if the baseball field by Mt. Pleasant isn't being used anymore, the backstops and properly invest in the sharing project.

The Township Committee granted permission to Mr. Guida to obtain free estimates/quotes on costs for resurfacing of the Meadowood Courts and resurfacing of the Mt. Pleasant courts for Pickle Ball. The Township Committee also requested to get quotes on cleaning up the baseball field at Mt. Pleasant. The Township Committee further requested that letters be sent to the neighbors in the vicinity of both courts.

A motion to move the Mosle Lighting Project discussion to presentation was made by Ms. Duarte and seconded by Ms. Spirig, with all members present voting in favor, no one opposed.

### **Mosle Lighting Project Discussion on Next Steps**

Recreation Director, David Guida, presented to the Township Committee on where the proposed Mosle project stands and the recommendations from the Mosle Ad-Hoc committee. The consensus at this time is semi-permanent lights.

Two vendors provided costs for the lighting project. Musco was the original vendor when the project was first presented and Musco will not install lights less than 60-foot lights and does not offer a semi-permanent solution. Stouch's cost would be \$299,293.50 but doesn't have a semi-permanent solution and Boss provided a cost of \$351,000.00 for semi-permanent lights. The cost only includes the lights not any other work that needs to be done. Both vendors are not Dark Skye compliant and both semi-permanent light solutions are not portable. Mr. Guida commented that there was no proposal for portable electric lights on wheels.

The Mosle Ad-Hoc Committee agreed on 8, 40-foot light poles.

The Township Committee inquired about doing another Environmental Impact Study (EIS) done between the two different vendors and compare to the current usage of the diesel lights.

Mr. Monaghan is not in favor of doing another Environmental Impact Study at the Mosle Field as there may be no scientifically valid way to control for no lights as lights have been used for 8-10 years. The Planning Board recommended doing a new full more comprehensive EIS than the original EIS done in 2023.

The Mosle Ad-Hoc Committee recommendations were for only one light pole to light both the parking lot and pathway. Currently two light poles were rented for the 2023 football season to light the parking lot and pathway, but only one was utilized.

### **ANNOUNCEMENTS**

Mayor Neibart had the following announcements:

1. Valentine's Day stroll will be February 9, 2024, at Pitney Park starting at 6pm. Information will be on the Township website.
2. OEM Blood drive to be held February 14, 2024, at the Brookside Community Club from 12pm – 5pm.

Ms. Spirig had the following announcement:

1. Mendham Township library will be hosting a Valentine's Day party for kids of all ages on February 13, 2024, starting at 3:45pm. The library is looking for Board members. If interested, send an email to [president@mendhamtwplibrary.org](mailto:president@mendhamtwplibrary.org)

Mr. Monaghan had the following announcements:

1. The Historic Preservation Committee meeting on January 31, 2024, at 6:45pm at the Emergency Services Building to discuss the 275<sup>th</sup> birthday celebrations of Mendham Township.
2. Open Space Trust Committee met for the first time as a new body. Next meeting is February 13, 2024. Location to be determined.
3. Committees need to put agendas and minutes on the website for the public to be able to view.

Ms. Duarte had the following announcements:

1. Stigma Free Task Force is having their "Beating the winter Blues" party on February 25, 2024, from 2pm-4pm at the Brookside Community Club. Please see the Mendham Stigma Free Task Force Facebook page to RSVP.
2. February 9, 2024, Schiff Nature Preserve will have an evening hike up to the Historic Wood Badge lodge. February 16, 2024, meditation session and on February 23, 2024, at 6pm will be the Full Moon hike.

### **OPEN TO THE PUBLIC**

Mayor Neibart opened for public comments.

Edward Coury, 87 Mosle Road, Mendham, NJ commented that he emailed a picture of the Bernards High School lighted field. Mr. Coury further commented that as a member of the Mosle Ad-Hoc Committee he never agreed to 40-foot lights. The complaints were about the noise and heat of the engines, not the quality of the lights. The concern of permanent lighting could encourage more sports groups to utilize the Mosle Field.

Mary Calabro, 51 Mount Pleasant Road, Mendham, NJ participated via Zoom commented that she lives near the Mt. Pleasant tennis courts. Moving the tennis courts would affect the whole East side of town if the Mt. Pleasant courts were turned into Pickle Ball Courts. Ms. Calabro commented that you can hear

the Pickle Ball players when she is outside as it is a loud sport. At the current time, the courts are being shared between the tennis players and Pickle Ball players and it seems to be working well. Ms. Calabro further commented that she was also on the Mosle Ad-Hoc Committee and said that the information that was presented this evening was not provided during the Ad-Hoc meetings.

Norman Menz, 81 Mosle Road, Peapack Gladstone, NJ commented that the use of the lights at Mosle Preserve is violating the Township Ordinance. The impact of the height of the lights is unknown.

Anthony Reitano, 3 Carriage Hill Drive, Mendham, NJ commented that he was a member of the Mosle Ad-Hoc Committee and a lot of time and effort was put into this project. A comprise was made and strongly encouraged the Township Committee to follow the suggestions. Mr. Reitano further commented about the traffic coming out of Mosle Preserve during evening hours pertaining to the Hillandale project. Mr. Reitano asked the Township Committee if the access road could now be closed so preserve the newly paved roads on Carriage Hill and Hunters Glenn.

Rachel Ruggieri, 83 Old Mill Road, Mendham, NJ participated via Zoom is a member of the Recreation Advisory Committee. Ms. Ruggieri is in favor of the Pickle Ball courts as it will provide more opportunities to the residents and in favor of making improvements to the courts.

Diane Tolley, 15 Woodland Road, Mendham, NJ commented that she is a supporter of Recreation and would like to see more thought into where tennis should be. Ms. Tolley further commented that the courts at Mt. Pleasant are in need of resurfacing and relining.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made by Ms. Duarte and seconded by Ms. Spirig, with all members present voting in favor, no one opposed.

**APPROVAL OF MEETING MINUTES**

- January 18, 2024- Regular Meeting Minutes

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan					
Ms. Moreen			X		
Ms. Spirig		X	X		
Mayor Neibart			X		

**CONSENT AGENDA RESOLUTIONS**

- 2024-035

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM APPOINTING JOSEPH KUESCHER, LABORER, DEPARTMENT OF PUBLIC WORKS
- 2024-036

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE AWARD OF A CONTRACT TO BLUE LINE QUALITY SERVICES, LLC CLEANING/JANITORIAL SERVICES
- 2024-037

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO FATHER DAUGHTER, LLC OF LONG VALLEY, NEW JERSEY FOR INFIELD MAINTENANCE
- 2024-038

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE PAYMENT OF BILLS
- 2024-039

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM AUTHORIZING THE TOWNSHIP OF MENDHAM TO ENTER INTO THE HUNTERDON COUNTY EDUCATIONAL SERVICES COMMISSON
- 2024-040

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM APPOINTING A MEMBER TO THE HISTORIC PRESERVATION COMMITTEE

TOWNSHIP COMMITTEE	MOTION	SECOND	ROLL CALL VOTE		
			YES	NO	ABSTAIN
Ms. Duarte	X		X		
Mr. Monaghan					
Ms. Moreen			X		
Ms. Spirig		X	X		
Mayor Neibart			X		

## **DISCUSSION**

### **Town Hall Renovation Update**

Mr. Gabloff said the project is on target. At this time, the Township is getting quotes to deal with the mold that was found in the old children's room. HVAC, mechanical and plumbing contractors are moving quickly. Budget for the project is in good standing.

### **Comments via Zoom**

Mayor Neibart asked the Township Committee their feelings on if comments should be still allowed via Zoom due to equipment or technology issues. The concern is if equipment fails or a zoom user is unable to communicate, it could present an issue.

Ms. Duarte is in favor of allowing people to still communicate and comment via Zoom.

Ms. Spirig is in favor of allowing people to still communicate and comment via Zoom as long as the new equipment continues to work as well as it is.

Ms. Moreen would like to encourage the public to come in person as it adds value. Ms. Moreen would be in favor of still allowing public participation via Zoom.

Mr. Monaghan would like to consider a pause in commenting via Zoom as equipment failures are too common on both sides. Having face to face conversation is important. Mr. Monaghan suggested carving time out on Zoom for members of the public that are home bound to participate.

Ms. Duarte further commented that it shouldn't be required to be on camera to allow for some privacy.

Ms. Moreen suggested an order for comments, that people in person be given first opportunity to speak and then if your participating via Zoom, you comment at the end verses going back and forth.

## **OPEN TO THE PUBLIC**

Mayor Neibart opened for public comments.

Diane Tolley, 15 Woodland Road, Mendham, NJ commented on the format of the agenda and would like to see a change to the public session and have a public session after presentations so that the public doesn't have to wait to speak if they want if a meeting is taking a long time.

Seeing and hearing no one wishing to be heard, Mayor Neibart asked for a motion to close public comments.

Motion to close public comment period was made by Ms. Duarte and seconded by Ms. Spirig, with all members present voting in favor, no one opposed.

## **ADJOURN**

Having no further business to conduct, a motion to adjourn was made by Ms. Duarte; seconded by Ms. Spirig, with all members present voting in favor, no one opposed.

The regular meeting of the Mendham Township Committee was adjourned at 10:30 P.M.

Respectfully submitted,

Distributed: 02/09/2024

Approved: 02/12/2024

Karen Orgera  
Acting Township Clerk  
TOWNSHIP OF MENDHAM

**RESOLUTION 2024-035**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**APPOINTING JOSEPH KUESCHER, LABORER, DEPARTMENT OF PUBLIC WORKS**

**WHEREAS**, the Department of Public Works is in need of a full-time laborer; and

**WHEREAS**, the Public Works Superintendent and Township Administrator have recommended that Joseph Keuscher of Succasunna, NJ be appointed as a laborer, pending passing his background check and medical exam.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mendham that Joseph Keuscher of Succasunna, NJ is hereby appointed as a full-time employee assigned to the Department of Public Works at an annual rate of \$37,260.00 in accordance with the DPW Collective Bargaining Agreement pending the passing of a background check and medical exam.

Adopted January 29, 2024

**RESOLUTION 2024-036**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**AUTHORIZING THE AWARD OF A CONTRACT TO BLUE LINE QUALITY SERVICES, LLC**  
**CLEANING/JANITORIAL SERVICES**

**WHEREAS,** The Township has a need for cleaning services the township facilities; and

**WHEREAS,** The Township had engaged Blue Line Quality Services in 2022 and 2023 and is satisfied with the services; and

**WHEREAS,** The Township Administrator recommends awarding a contract for 2024 for Janitorial Services to Blue Line Quality Services, LLC in an amount of \$2,400 per month; and

**WHEREAS,** N.J.S.A. 40A:11-3 allows for the award of a contract in excess of \$17,500 but below the bid threshold, currently \$44,000; and

**WHEREAS,** the quote received from Blue Line Quality Services, LLC has been found to be in proper form and in compliance with the applicable provisions of all New Jersey State laws; and

**WHEREAS,** the Chief Financial Officer has certified that encumbrances for these services shall come from accounts numbered 01-26-310-160 – Cleaning Services.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mendham, County of Morris, State of New Jersey, as follows:

1. The Township Committee hereby awards a contract to Blue Line Quality Services of Hardwick, New Jersey for the cleaning of municipal buildings including Town Hall, Library, Police Headquarters, Brookside Fire Station and Ralston Fire Station in an amount of \$2400 per month
2. The Mayor and Township Clerk are hereby authorized and directed to execute a contract with Blue Line Quality Services LLC, for said Cleaning Services
3. This resolution and contract shall be available for public inspection in the office of the Township Clerk.

Adopted: January 29, 2024

**RESOLUTION 2024-037**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT TO FATHER DAUGHTER, LLC OF LONG**  
**VALLEY, NEW JERSEY FOR INFIELD MAINTENANCE**

**WHEREAS**, The Towns of Mendham has a need to provide baseball and softball infield maintenance services to various Township owned parks and facilities; and

**WHEREAS**, The Township awarded a contract in 2022 for the years 2022 and 2023 for infield maintenance to Father Daughter, LLC; and

**WHEREAS**, N.J.S.A. 40A:11-3 allows for the award of a contract in excess of \$17,500 but below the bid threshold, currently \$44,000; and

**WHEREAS**, the contract amount for 2024 is \$20,910; and

**WHEREAS**, Father Daughter LLC of Long Valley, New Jersey has been duly reviewed and analyzed by the Township Administrator and has been found to be in proper form and in compliance with the provisions of N.J.S.A 40A:11-3; and

**WHEREAS**, the services provided will be provided for in the 2024 budget from account numbered: 4-01-28-375-065 – Infield Services.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Mendham, County of Morris, State of New Jersey, as follows:

1. The Township Committee hereby awards a contract to Father Daughter, LLC, of Long Valley, New Jersey for the maintenance of infields in an amount not to exceed \$20,910.
2. The Mayor and Township Clerk are hereby authorized and directed to execute a contract with Father Daughter LLC, for said services.
3. This resolution and contract shall be available for public inspection in the office of the Township Clerk.

Adopted: January 29, 2024

**RESOLUTION 2024-038**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**AUTHORIZING THE PAYMENT OF BILLS**

**BE IT RESOLVED** by the Township Committee of the Township of Mendham, in the County of Morris, State of New Jersey, that the Chief Financial Officer be and hereby is authorized to pay current bills as attached hereto and made a part hereof, contingent upon the approval of the Finance Committee.

Adopted: January 29, 2024



**RESOLUTION 2024-039**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**AUTHORIZING THE TOWNSHIP OF MENDHAM TO ENTER INTO THE HUNTERDON COUNTY**  
**EDUCATIONAL SERVICES COMMISSON**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Hunterdon County Educational Services Commission, hereinafter referred to as the “Lead Agency” has offered voluntary participation in a Cooperative Pricing System for the purchase of good and services; and

**WHEREAS**, on January 29, 2024, the governing body of the Township of Mendham, County of Morris, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

- This resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Hunterdon County Cooperative.
- Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Chief Financial Officer is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.
- The Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq) and all other provisions of the revised statutes of the State of New Jersey.

Adopted: January 29, 2024

**RESOLUTION 2024-040**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MENDHAM**  
**APPOINTING A MEMBER TO THE HISTORIC PRESERVATION COMMITTEE**

**BE IT RESOLVED** by the Township Committee of the Township of Mendham that the following appointment be made to the Historic Preservation Committee for the term as indicated:

<i><b>Patricia Russell</b></i> <i>Class C member</i>	<i>Filling unexpired term</i> <i>(M. Shay-Millea))</i>	<i>12/31/2026</i>
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This resolution shall take effect immediately.

Adopted: January 29, 2024