

**TOWNSHIP COMMITTEE  
TOWNSHIP OF MENDHAM**

**SPECIAL MEETING**

**PROPOSED MOSLE FIELD LIGHTS PRESENTATION**

**DATE:** Monday, April 3, 2023  
**TIME:** 6:30 PM  
**LOCATION:** **MENDHAM TOWNSHIP MIDDLE SCHOOL**  
All Purpose Room, 16 Washington Valley Road, Brookside  
And via the Zoom communications platform (referenced herein as “Zoom”)

**ROLL CALL**

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

Also, present:

Mr. John M. Mills, Esq.  
Mr. Jason Gabloff, Township Administrator  
Ms. Karen Orgera, Acting Township Clerk

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

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

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 March 28, 2023. Notice was posted on the bulletin board in the Township offices and notice was filed with the Township Clerk.

**PROPOSED MOSLE FIELD LIGHTS PRESENTATION**

Recreation Director, David Guida, gave a presentation on proposed lighting improvements to Mosle Field on behalf of the Recreation Committee. In his presentation, Mr. Guida noted that since 2019 the Recreation Committee received many requests from the sports leagues for lighting and field improvements to the Township ball fields. He presented possible solutions and feasibility studies conducted that have been considered to meet the needs of the Township’s recreation sports. Possible solutions have included (i) the installation of permanent lighting, (ii) upgrading to eco-friendly portable lighting, (iii) renting ball fields elsewhere, and (iv) scheduling more daytime field play during the week. Mr. Guida further presented that scheduling earlier daytime field play would negatively impact the number of coaches who be available to volunteer their time due to work hour conflicts.

Mr. Guida emphasized that there would be no additional sports usage at Mosle Field once the proposed lighting upgrades have been made. He further confirmed that modern lighting upgrades would be consistent with the 2008 Green Acres parkland acquisition and the recreation field management plan agreement.

**Proposed Lighting Options**

Installation of 4 permanent lights on the football field (cost to be split 50/50 with the Twin Boro Bears sports league) = \$415,000; purchase of convertible pitcher’s mounds = \$10,000; purchase of 6 permanent lights in the parking lot= \$55,000; electrical service = \$40,000. Total Proposal is \$515,000 (with 50% cost cost-sharing with the Twin Boro Bears sports league). A schematic showing the locations of the permanent lights in the football field and parking was provided. Mr. Guida mentioned that all lighting would be turned off at 9:00pm and that there no additional field usage would be allowed.

**Traffic Concerns**

Mr. Guida confirmed that there would be no additional sports usage nor scheduled (evening) use of Mosle Field and therefore there would be no foreseeable increase in traffic flow. He reported that neighbors would like an increased police presence after dark and also requested that a radar speed monitor be installed.

Mr. Guida’s full PowerPoint presentation is appended to these minutes. Upon conclusion of the presentation, the Township Committee thanked Mr. Guida for his presentation.

Mayor Monaghan opened discussion of this matter to the Township Committee.

### **Township Committee Discussion**

Members of the Township Committee presented the following comments and concerns:

- a) Installation of speed bumps in addition to radar speed monitor signage.
- b) Permanent lighting options must minimize light pollution (glare and spillover) and the bid specifications should be written to meet the standards of the International Dark Sky Association for athletic field lights.
- c) Preservation of open space.
- d) Explore cost-sharing of field use and maintenance by other towns using Mosle Field through outside registration and scheduling fees.
- e) Need to consider whether Mendham Township or Township residents pay an additional outside registration fee to use other town's sport fields.
- f) Capital budget costs requested for the installation of permanent lighting at Mosle Field should be balanced with those capital budget requests made by the Township's fire and first aid squad.
- g) Concerns raised that the debt service incurred for all capital improvements would add to the Township's operating and expense budget costs.
- h) The Finance Committee does not recommend long-term rentals of portable lighting.
- i) The Township Committee would like the Township Environmental Commission to provide its input and recommendations.
- j) Explore potential grant funding opportunities.
- k) The proposed lighting improvements to Mosle Field would not include field rehabilitation or any changes to the existing maintenance and management plan for the ball fields.
- l) The installation of electrical service would not disrupt use of the fields or environmentally sensitive lands.

### **OPEN TO THE PUBLIC**

Mayor Monaghan opened the meeting for public comments and announced that each speaker be given three minutes to comment.

Eva Goodrich, Carriage Hill Drive, Mendham NJ, voiced concerns that lighting Mosle Field will create more traffic concerns going to and coming from Mosle Field.

[name inaudible], Carriage Hill Drive, Mendham, NJ voiced concerns regarding black bears and wildlife rummaging through the garbage cans at Mosle Field.

Richard Smith, 29 E. Main Street, Brookside NJ, participated via Zoom. Mr. Smith commented that under current conditions more police traffic enforcement is needed. He also recommended that money would be better spent hiring coaches for daytime hour training and games in lieu of installing permanent lighting. He encouraged the Township Committee to put the question of the proposed lighting improvements to Mosle Field on the ballot for voters to decide.

Kim Schoenholtz, 8 Hunters Glen, Mendham NJ opposed the borrowing of long-term debt to finance the proposed lighting of Mosle Field and instead encouraged the Township Committee to prioritize needed funding for Township fire, first aid, and library services.

Frank Zammataro, 41 Corey Lane, Mendham NJ, a representative for the Mendham Alliance for Preservation and Conservation [MAPC], raised concern that the dirt mound back in the wooded area at Mosle Field should be addressed for potential contaminants and cleaned up. He further commented that any future proposed improvements to Mosle Field must be accompanied by an environmental assessment study and that grant funding must be explored for improvements.

Mary Calabro, 51 Mount Pleasant Road, Mendham, NJ, a member of the Environmental Commission, commented that after hearing tonight's presentation the Environmental Commission would provide its comments to the Township Committee regarding the proposed lighting proposal to Mosle Field.

Diana Orban Brown, 100 Ironia Road, Mendham, NJ expressed her support for the installation of eco-friendly portable lighting since Mosle Field is not used throughout the year. Ms. Brown further commented that the sport leagues using Mosle Field should either pay up front for their share of the lighting improvement costs or commit to the long-term financing so that the liability of their share of costs are not left on the taxpayers.

George Koenig, 13 North Gate Road, Mendham, NJ participated via Zoom. Mr. Koenig commented that the Township Committee must weigh the costs and benefits associated with the installation of permanent lighting at Mosle Field.

Janet Onnen, 3 Standish Drive, Mendham, NJ commented that she has had direct experience with organizations not being able to fulfill their financial obligations contained in written agreements and cautioned that sport leagues using Mosle Field should prove they have the financial support to pay for their share of the lighting improvement costs so that their share of costs are not left on the taxpayers.

Ed Coury, 87 Mosle Road, Mendham, NJ voiced his opposition to the proposed installation of permanent lighting at Mosle Field and suggested that any approval should wait until new residents moving into the new adjacent housing development are able to provide their input into the matter.

Michael Millea, 1 Carriage Hill Drive, Mendham, NJ voiced his concern that there will be increased traffic flow in the future with the installation of permanent lighting at Mosle Field.

Eric Mauriello, 6 Woodlawn Terrace, Mendham, NJ participated via Zoom. Mr. Mauriello, a representative for West Morris Soccer, commented that the West Morris Soccer Club made Ralston Field its “home base” and have invested time and money into the field. Mr. Mauriello voiced his support for Twin Boro Bears using Mosle Field.

Todd Christie, 1 Tall Oaks Court, Mendham, NJ, a member of the Finance Committee, commented that he has attended all meetings concerning proposed lighting at Mosle Field. Mr. Christie further reminded the Township Committee that the number and the height of the proposed permanent lighting at Mosle Field have been reduced from what was initially proposed.

Jane Incardone, 17 Devonshire Lane, Mendham, NJ participated via Zoom. Ms. Incardone, a member of the Recreation Committee, voiced her support for the permanent lighting at Mosle Field and thanked Recreation Director David Guida for his leadership on this matter.

Quan Hong, 10 Hunters Glen, Mendham, NJ voiced his opposition to the proposed permanent lighting at Mosle Field and cited vehicle traffic, safety, and environmental concerns.

Trish O’Brien, 3 East Ridge Road, Mendham, NJ, participated via Zoom. Ms. O’Brien, a member of the Recreation Committee voiced her support for the permanent lighting at Mosle Field.

Domenic DiSiena, 14 Shelton Road, Mendham, NJ commented that the portable diesel-powered lights are not environmentally friendly and further commented that Mendham Township is losing focus on the kids within its community. He encouraged the Township Committee to make improvements in Township parks and ballfields to address the needs of current and future families.

Meghan Wamsley, 89 Roxiticus Road, Mendham, NJ participated via Zoom. She commented that there is always a steady flow of traffic on Roxiticus Road.

Damon Finaldi, 1 Trimmingham Road, Mendham, NJ, a coach for Twin Boro Bears Football, voiced his support for permanent lighting at Mosle Field project.

Barbara Sanderman, 3 Hunters Glen, Mendham, encouraged the Township Committee to seek input from the Schiff Reservation board of trustees concerning the proposed permanent lighting at Mosle Field and environmental impacts it may have.

Terrill Doyle, 5 Cross Way, Mendham, NJ participated via Zoom. Ms. Doyle inquired about the costs and benefits associated with installing permanent lighting at Mosle Field and further inquired about the number of Township children that participate in Township recreation programs. She voiced concerns that Township finances cannot support everything that may be wished for and encouraged the Township Committee to financially prioritize the needs of the fire department and first aid squad.

Kris Goodrich, 4 Carriage Hill Drive, Mendham, NJ voiced her opposition to the proposed permanent lighting at Mosle Field.

Chris La Torre, 2 Hunters Glen, Mendham, NJ inquired whether the West Morris Mendham High School ballfields could be used by the recreation sport teams for practice and voiced his opposition to the proposed permanent lighting at Mosle Field.

Elisa Wyman, 4 Parkwood Lane, Mendham, NJ participated via Zoom. Ms. Wyman voiced her support for permanent lighting at Mosle Field and further commented that league games cannot be played at Mosle Field since the ballfield is not in compliance with field regulation standards.

Andrew Wyman, 4 Parkwood Lane, Mendham, NJ participated via Zoom. Mr. Wyman commented that Mendham High School charges organizations a lot of money to use its school fields. He further commented that Denville, Florham Park, Hanover, Highpoint, Hopatcong, Jefferson, Long Valley, Madison, Mount Olive, Parsippany Hills, Randolph, Ringwood, Rockaway, Roxbury, Somerset Hills, and Vernon all have lighted fields. For context, Deputy Mayor Neibart pointed out that of all the communities referenced by Mr. Wyman, Ringwood is the only community similar in size to Mendham Township.

Anthony Reitano, 3 Carriage Hill Drive, Mendham, NJ voiced his concerns about vehicle traffic, environmental impacts, and financial issues regarding the proposed permanent lighting at Mosle Field.

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

Ms. Duarte made a motion to close the public comment period; seconded by Ms. Neibart. A voice vote was taken 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. Spirig and seconded by Ms. Duarte, with all members present voting in favor, no one opposed.

The special meeting of the Mendham Township Committee was adjourned at 10:00 PM.

Respectfully submitted,

Distributed: 04/17/2023

Approved: 04/24/2023

Karen Orgera  
Acting Township Clerk  
TOWNSHIP OF MENDHAM