

The Public Meeting of the Mount Olive Township Council was called to order at 8:54pm by President Nicastro.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

**President Nicastro:** In accordance with the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Local Public Bodies, adequate and electronic notice of this remote meeting has been provided by sending notice to the Daily Record and Mount Olive Chronicle, posting notice on the Township website, posting notice on the outside front door & bulletin board of the Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ, and sending notice to those individuals requesting same.

Members of the public will be kept on mute during the meeting. If you would like to speak during the designated public comment portion, press 9 on your telephone or the “raise hand” icon on the Zoom app and wait to be recognized by the host, who will unmute you to speak. When you are done commenting, you will be muted again. There is a 5-minute limit on all public comments.

ROLL CALL

**Present:** Mr. Aaron, Mr. Ferrante, Mr. Mania, Mr. Roman, Mr. Stewart, and Mr. Nicastro

**Absent:** Mrs. Labow

**Also Present:** Michelle Masser, Township Clerk; Fred Semrau, Township Attorney; Andrew Tatarenko, Business Administrator; Claudia Quinn, Assistant Business Administrator; and Sherry Kolody, CFO

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 1. October 31, 2023 ZOOM WS & PM (Absent: Mr. Mania)
- October 31, 2023 Executive Session (Absent: Mr. Mania)

**Mr. Aaron** makes a motion to approve the October 31, 2023, WS, PM, & ES Minutes, and **Mr. Stewart** seconds.

**ROLL CALL:** Passed with the exception of Mr. Mania, who abstained on the October 31, 2023, WS, PM, & ES Minutes

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

- 1. Email received October 30, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: October 30, 2023.
- 2. Email received November 6, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: November 6, 2023.
- 3. Email received November 13, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: November 13, 2023.
- 4. Letter received November 13, 2023, from James L. Fant, Esq., regarding Chester Public Hearing - 201 Pleasant Hill Road.

RESOLUTIONS/ORDINANCES OTHER TOWNS

- 5. Email received October 30, 2023, from Roxbury Township regarding Roxbury Township Resolution 2023-291 in support of Senate Bill 3739.
- 6. Email received October 30, 2023, from Rockaway Borough regarding Rockaway Borough Resolution 146-23 In Support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2023 to July 1, 2028.

7. Email received November 7, 2023, from Chester Township regarding Chester Township, Ordinance 2023-25.
8. Email received November 7, 2023, from Netcong Borough regarding Resolution 2023-95 Delaying Fourth Round Affordable Housing-Borough of Netcong.
9. Email received November 9, 2023, from Borough of Riverdale, regarding Resolution 2023-95 Delaying Fourth Round Affordable Housing-Borough of Riverdale.
10. Email received November 9, 2023, from the Borough of Mount Arlington regarding Mt. Arlington 11/8/23 Signed Resolution Res 2023-158 in support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2025 to July 1, 2028.
11. Email received November 30, 2023, from Hanover Township regarding Hanover Township Resolution 200-2023 Delaying Fourth Round Affordable Housing.
12. Email received November 13, 2023, from Mendham Borough regarding Mendham Borough Resolution 147-2023 Delaying Fourth Round Affordable Housing.
13. Email received November 17, 2023, from Chester Township regarding Chester Township Resolution re Senate Bill 3739.

**LEAGUE OF MUNICIPALITIES**

14. Email received November 6, 2023, from NJLM regarding Brownfield Program Relaunch, Tree Ordinance, NJLMEF Conference Event.

**STATE AGENCIES/LOI/HIGHLANDS**

15. Email received October 30, 2023, from NJ Transit regarding NJ TRANSIT INFORMATIONAL PUBLIC HEARING NOTICE.
16. Email received October 31, 2023, from NJ Transit regarding NJ Transit Informational Public Hearing Notice.
17. Letter received November 2, 2023, from NJDEP regarding Hackettstown Res. Dam, NJ Dam File No. 24-67, Mount Olive Township, Morris County.
18. Email received November 3, 2023, from NJDEP regarding ICYMI: Green Acres Announces Funding Round.
19. Email received November 6, 2023, from NJDEP regarding NJDEP Weekly Update.
20. Email received November 8, 2023, from NJDEP regarding LU eSubmission Final Decision . . . PI #:1427-06-0014.3 - JAS GROUP ENTERPRISE INC - LUP230002.
21. Letter received November 9, 2023, from NJ Transit regarding NJ Transit Informational Public Hearing Notice.
22. Email received November 13, 2023, from NJDEP Local Government Assistance regarding NJDEP Weekly Update.

**MSA/MUA – None**

**MORRIS COUNTY**

23. Email received October 30, 2023, from Morris County regarding This Week in Morris County: Oct. 27, 2023.
24. Email received October 30, 2023, from Morris County regarding Allison Stapleton has Reported She is Retiring.

- 25. Email received October 31, 2023, from Morris County regarding Upcoming Public Meeting for Lake Hopatcong Oxygenation System Feasibility Study.
- 26. Email received November 1, 2023, from Morris County regarding Celebrated Past: Morris County Cemeteries.
- 27. Email received November 2, 2023, from Morris County regarding Public Input Needed for Morris County Hazard Mitigation Plan.
- 28. Email received November 3, 2023, from Morris County regarding Public Input Survey Requested Regarding Lenape Island Bridge.
- 29. Email received November 6, 2023, from Morris County regarding Norwescap's 2023 Morris County Seniors and Persons with Disabilities Art Show and Awards Ceremony.
- 30. Email received November 6, 2023, from Morris County regarding Morris County's Upcoming Veterans Day Ceremonies.
- 31. Email received November 6, 2023, from Morris County regarding This Week in Morris County: November 3, 2023.
- 32. Email received November 9, 2023, from Morris County regarding Drew Forest Recommended for \$5 Million Preservation Grant.
- 33. Email received November 13, 2023, from Morris County regarding Morris County Salutes Veterans Day 2023.
- 34. Email received November 13, 2023, from Morris County regarding Information Needed from Veterans of the War in Afghanistan.
- 35. Email received November 13, 2023, from Morris County regarding This Week in Morris County: Nov. 3, 2023.
- 36. Email received November 13, 2023, from Morris County Surrogate's Court regarding Morris County Surrogate Heather Darling Honors Veterans.
- 37. Email received November 13, 2023, from Morris County Surrogate's Court regarding Surrogate Heather Darling celebrates National Adoption Day as Keynote Speaker in Morris County.
- 38. Email received November 17, 2023, from Morris County regarding This Week in Morris County: Nov. 16, 2023.

UTILITIES

- 39. Email received November 1, 2023, from Saul Ewing, LLP regarding In the Matter of aqua New Jersey, Inc.'s Petition for 2024 PSTAC Rate & True-Up for 2021 and 2022 PSTAC Rates BPU Docket No. WR2308576.

There was no discussion on Correspondence.

**President Nicastro:** I open the hearing to the public on Ordinance #32-2023,

ORDINANCES FOR PUBLIC HEARING:

**Ord.# 32-2023**      An Ordinance Amending Ordinance #32-2022 of the Township of Mount Olive Entitled Salaries of Certain Exempt Personnel

**President Nicastro:** Mr. Ferrante.

**Mr. Ferrante:** I move for adoption and final passage, Ordinance #32-2023.

**Mr. Mania:** Second.

**President Nicastro:** Anyone from the public wish to be heard? Seeing none. Closed to the public. Roll Call, please.

**ROLL CALL:**           **Passed unanimously**

**President Nicastro:** Ordinance #32-2023 is passed on second reading and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish the notice of adoption as required by law. Next item on the Agenda is . . . I open the hearing for the public on Ordinance #33-2023,

**Ord.#33-2023**       An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 347, Streets and Sidewalks, of the Township Code to Codify a Limited Snow Removal Program for Certain Sidewalks on Smithtown Road

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Thank you, Mr. President. I move for adoption and final passage, Ordinance #33-2023.

**Mr. Stewart:** Second.

**President Nicastro:** Anyone from the public wish to be heard? Seeing none. Closed to the public. Roll Call, please.

**ROLL CALL:**           **Passed unanimously**

**President Nicastro:** Ordinance #33-2023 is passed on second reading and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish the notice of adoption as required by law. Ordinance #36-2023 is being removed. So, we will move on to . . . next item on the Agenda is Ordinance #34-2023,

**ORDINANCES FOR FIRST READING: (2nd reading December 5, 2023)**

**Ord.#34-2023** Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Section 375-22, Parking Prohibited Certain Hours, and Section 375-27, No Stopping or Standing Certain Hours, of the Township Code to Improve Traffic Flow During School Hours.

**President Nicastro:** Mr. Mania.

**Mr. Mania:** Thank you, Mr. President. I move that Ordinance #34-2023 be introduced by title and passed on first reading, be scheduled for public hearing, second reading, and consideration of final passage at a meeting to be held on December 5, 2023, at 7pm at the Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, New Jersey, and be published, posted, and made available by the Clerk in accordance with law.

**Mr. Stewart:** Second.

**President Nicastro:** Any discussion? Roll Call, please.

**ROLL CALL:**           **Passed unanimously**

**Ord.#36-2023**       An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Section 2 of Chapter 68, "Police Department," of the Township Code to Increase the Number of Captain Positions Within the Township Police Department. - **REMOVED**

**ORDINANCES FOR FIRST READING: (2nd reading December 19, 2023)**

**President Nicastro:** Ordinance #36-2023 is being removed from here. We will move on to Ordinance #35-2023, with a second reading of December 19, 2023,

**Ord.#35-2023**       An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, to Amend and Supplement Chapter 550, "Land Use", of the Township Code to Establish Definitions and Standards to Rezone Lots 21 and 28 in Block 3203 From R-4 Residential to New R-8 Residential Zone District.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Thank you, Mr. President. I move that Ordinance #35-2023 be introduced by title and passed on first reading, be scheduled for public hearing, second reading, and consideration of final passage at a meeting to be held on December 19, 2023, at 7pm at the Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, New Jersey, and be published, posted, and made available by the Clerk in accordance with law.

**Mr. Mania:** Second.

**President Nicastro:** Any discussion? Mr. Roman.

**Mr. Roman:** Fred, I just want to make sure, were we not to approve this change of zoning, that this application could not move forward. Is that correct?

**Mr. Semrau:** That is essentially correct. It would just, from a legal perspective, you really wouldn't be in compliance with the goals and the spirit of the agreement that you have in the court's third round plan, which was ordered of the Township.

**Miss Masser** gives an explanation as to why the adoption date is different than the adoption dates of the prior Ordinances.

**ROLL CALL:**           **Passed unanimously**

#### **CONSENT RESOLUTIONS AGENDA:**

2. Resolution of the Township Council of the Township of Mount Olive authorizing a conservation partnership with the Land Conservancy of New Jersey for acquisition of Block 402, Lot 1 and Block 403, Lot 2, for open space, recreation and conservation
3. Resolution of the Township Council of the Township of Mount Olive authorizing payment to conduct a Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP) (The Morris Regional Public Health Partnership)
4. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional service agreement for MEP Engineering Services for HVAC upgrades (LAN Associates)  
\*Revised - Increasing contract amount
5. Resolution of the Township Council of the Township of Mount Olive rejecting all bids received for Bid #12-2023 Woodchip & Vegetative Debris Pickup
6. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #11-2023 Tree Removal, Trimming, and Stump Grinding (Harmony Tree Care) (January 1, 2024 - December 31, 2026)
7. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #13-2023 Purchase and Delivery of one (1) Chevy Tahoe Pursuit Vehicle (Mall Chevrolet)
8. Resolution of the Township Council of the Township of Mount Olive authorizing the purchase of an automated side loader off the Sourcewell Co-Op (Sanitation Equipment)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of two (2) contracts for Bid #10-2023 Aftermarket Auto Parts for Fleet Vehicles (Ciocca Parts Warehouse/dba Motoright Auto Parts: Primary Vendor) (Padik Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of two (2) contracts for Bid #10-2023 Ford OEM and Chevy OEM Auto Parts for Fleet Vehicles (Fred Beans Parts: Primary Vendor) (Ciocca Parts Warehouse/dba Motoright Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)

- 11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Engineering and Construction Administration Services - International Drive at Route 46 (Van Cleef Engineering Associates)
- 12. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 5101, Lot 14 for disabled Veteran declared 100% totally & permanently disabled by the Tax Assessor
- 13. Resolution of the Township Council of the Township of Mount Olive providing for the transfer of budget appropriations for the current fund budget
- 14. Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2023 municipal budget (\$8,468.60 for the Bulletproof Vest Partnership Grant)
- 15. Resolution of the Township Council of the Township of Mount Olive authorizing the transfer of 10 EDU's assigned to Block 200, Lot 1, 3000 Continental Drive to Block 202, Lot 1, 2000 International Drive
- 16. A Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing a one-year contract between the Township and Carfax to participate in the Carfax for Police Program
- 17. Resolution authorizing the Township of Mount Olive in the County of Morris through the Mount Olive Township Police Department to participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to enable the Mount Olive Township Police Department to request and acquire excess Department of Defense Equipment
- 18. Resolution of the Township of Mount Olive authorizing submission of a petition to the Highlands Council for designation of Highlands and redevelopment area for Block 8300, Lots 5, 5.02, 6,7,8,9,11 & 11.01; Block 8100, Lot 38; and Block 8400, Lot 1  
(CARRY TO THE DECEMBER 19, 2023 PUBLIC MEETING)
- 19. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, approving and authorizing a developer's agreement with 3000 Continental Drive Associates, LLC for the development of property designated as Block 200, Lot 1

Mr. Stewart moves Consent Resolution number one to Non-Consent. Mr. Aaron moves for the adoption of Consent Resolutions two through seventeen and nineteen and Mr. Roman seconds.

There was no discussion on Consent Resolutions.

ROLL CALL: Passed unanimously

RESOLUTIONS NON-CONSENT

- 1. Resolution of the Council of Mount Olive Township commending Chief Stephen Beecher on his retirement from the Mount Olive Township Police Department

Mr. Stewart moves for approval of Non-Consent Resolution number one and Mr. Roman seconds. Mr. Stewart recognizes the great job Chief Steve Beecher has done for the Township.

ROLL CALL: Passed unanimously

MOTIONS

- 1. Bill List

Mr. Ferrante moves for approval of the Bill List and Mr. Mania seconds. There was no discussion.

ROLL CALL: Passed unanimously

ADMINISTRATIVE REPORTS

**Mr. Tatarenko** discusses the award of a \$300,000.00 Transportation Trust Fund Grant to rehabilitate a section of Waterloo Valley Road. He also highlights the completion of International Drive South Phase I. He then informs everyone the Town received their first check for the EV charging station revenue, which was \$300.00. **Mr. Roman** asks how many kilowatts it was for and how many vehicles were serviced. **Mr. Tatarenko** will have to look at the reports that were submitted. **Mr. Aaron** asks if there’s an opportunity to market the EV charging stations. **Mr. Tatarenko** explains there is, and they plan to install signage. **Mr. Stewart** adds it’ll show on apps. **Mr. Aaron** suggests they put it in the EDC Newsletter.

**Mrs. Quinn** announces Town Hall will be closed at 12:00pm on November 22, 2023, and will be closed November 23<sup>rd</sup> and 24<sup>th</sup> in observation of Thanksgiving. She also announces the Christmas tree lighting will be on Friday, December 1, 2023, at 7:00pm on the front lawn of Town Hall. She adds that the menorah lighting is on Sunday, December 10, 2023, at 6:30pm at the Senior Center. She goes on to discuss the new recreation event, Any Who’s Winter Fest, which runs for three weekends and includes holiday lights, a vendor village, food, music, a bonfire, rides, and characters. She lists the dates of December 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup>, with the hours of 4:00pm to 7:00pm on Fridays, and 12:00pm to 7:00pm on Saturdays and Sundays. She asks everyone to observe school bus safety rules.

OLD BUSINESS – none

NEW BUSINESS – none

LEGAL MATTERS

**Mr. Semrau** mentions an Executive Session on a legal matter under contract negotiations.

COUNCIL REPORTS

Board of Education Liaison Report

**Mr. Aaron** reports the Board of Education met on Monday, November 13, 2023. He discusses the Junior ROTC and his excitement about there being 70 underclassmen involved. He announces the referendum is still scheduled and moving forward for a vote on December 12, 2023.

Environmental Committee  
Lake Issues – none  
Library Board Liaison

**Mr. Ferrante** reports the Environmental Committee installed a stormwater display at the Library where people can learn about the environmental effects of rain and stormwater. He also reports the Library met the previous week and circulation numbers are at an all-time high. He discusses a holiday reading raffle that’s being run.

Legislative Committee Report  
Planning Board Report

**Mr. Mania** reports under Legislative, that he’s looking to have a meeting with Senator Oroho to try to get a meeting with the State about Route 46. Regarding Planning, he reports on two d variances, one which was approved and one that wasn’t, although he could not vote on them.

Economic Development Committee Report

**Mr. Stewart** reports the EDC meets Wednesday, November 22, 2023. He agrees with Mr. Aaron’s suggestion of adding information about the EV charging stations to the newsletter. He announces the Annual Business Food Drive collection is being held December 12, 2023.

Open Space Committee Report – none  
Board of Health Report – none  
Senior Citizen Liaison – none

Recreation Liaison Report – none

PUBLIC PORTION - none

COUNCIL COMMENTS

**Mr. Aaron** thanks Chief Beecher for 37 years of service. He highlights that the Mount Olive High School football team had a tremendous season this year and congratulates them on their success. He also acknowledges their coach, Brian O’Conner, who was named Coach of the Year. He congratulates all the winners of the election and wishes everybody a happy Thanksgiving.

**Mr. Ferrante** wishes everyone a happy Thanksgiving.

**Mr. Mania** congratulates Chief Beecher on his 37 years of service. He wishes everyone a happy and healthy Thanksgiving.

**Mr. Stewart** echoes the congratulations and thanks to Chief Beecher. He also wishes everyone a happy Thanksgiving.

**Mr. Roman** congratulates Chief Beecher. He discusses the greatness of the Chiefs of Police throughout his time as a resident of Mount Olive and looks forward to working with the new one. He also congratulates the High School Varsity Football Team on a great season. He thanks the residents for electing him for another term. He then wishes everyone a happy Thanksgiving.

**President Nicastro** wishes everyone a happy Thanksgiving and agrees with what everyone said. He announces they’ll be going into Executive Session and reads the following Resolution:

EXECUTIVE SESSION

- 1. Resolution of the Township Council of the Township of Mount Olive authorizing the Township Council to hold closed executive session

**Mr. Roman** moves and **Mr. Stewart** seconds.

**ROLL CALL:**           **Passed unanimously**

**President Nicastro** notes no action will be taken.

**Mr. Roman** makes a motion to come out of Executive Session and **Mr. Mania** seconds. All in favor, none opposed.

**Executive Session began at 9:11pm and concluded at 9:30pm**

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 9:30pm.

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Joe Nicastro, Council President

I, Michelle Masser, Township Clerk of Mount Olive do hereby certify that the foregoing Minutes are a true and correct copy of the Minutes approved at a legally convened meeting of the Mount Olive Township Council duly held on December 5, 2023.

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Michelle Masser, Township Clerk