

The Public Meeting of the Mount Olive Township Council was called to order at 7:30pm by President Roman.

**President Roman:** In accordance with the Open Public Meetings Act, adequate notice of this meeting has been provided by sending timely notice to the Daily Record and the Mount Olive Chronicle and posting notice on the bulletin board of the Municipal Building, 204 Flanders Drakestown Road, Budd Lake, N.J. Additional notice has been posted on the Township website and on the outside front door of the Municipal Building and notice was sent to those individuals requesting same.

ROLL CALL

**Present:** Mr. Aaron, Mrs. Labow, Ms. Lalama, Mr. Stewart, Mr. Ferrante, and Mr. Roman

**Absent:** Mr. Mania

**Also Present:** Michelle Masser, Township Clerk; Jon Testa, Township Attorney; Joe Nicaastro, Mayor; Andrew Tatarenko, Business Administrator; and Claudia Quinn, Assistant Business Administrator

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 1. January 23, 2024, WS & PM (Absent: J. Mania)

**Mr. Aaron** moves for approval of the January 23, 2024, WS & PM Minutes, and **Mrs. Labow** seconds. There was no discussion.

**ROLL CALL:** Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

- 1. Email received January 22, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: January 22, 2024.
- 2. Email received January 23, 2024, from NOFA NJ regarding NOFA NJ Winter Conference is Sold Out!
- 3. Email received January 24, 2024, from the Statewide Hispanic Chamber of Commerce of NJ regarding The fabulous CEO of Bella Media + Co will be hosting the SHCCNJ upcoming event! Get to know her and save your spot!
- 4. Email received January 30, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: January 30, 2024.
- 5. Email received February 1, 2024, from NOFA NJ regarding NOFA NJ Announces Mini-Grant Funding for Farm Infrastructure.
- 6. Email received February 1, 2024, from Samantha Tanzola, Mount Olive Township Health Department, regarding Mount Olive Library February 2024 Newsletter.

RESOLUTIONS/ORDINANCES OTHER TOWNS – None

LEAGUE OF MUNICIPALITIES

- 7. Email received January 29, 2024, from NJLM regarding Affordable Housing Bills; Preservation, LEAP Grants; SALT Attempt.

STATE AGENCIES/LOI/HIGHLANDS

- 8. Email received January 22, 2024, from DEP Local Government Assistance regarding NJDEP Weekly Update.

- 9. Email received January 29, 2024, from DEP Local Government Assistance regarding NJDEP Weekly Update.
- 10. Email received January 29, 2024, from the New Jersey Highlands Council regarding Comments Sought and Public Hearing Scheduled for Proposed RMP Amendments.
- 11. Email received January 30, 2024, from NJDEP regarding PI# 001166 - SINCLAIR – Remedial Action Permit.
- 12. Publication received January 31, 2024, from NJ Transit regarding NJ Transit Public Hearing Notice.

MSA/MUA – None

MORRIS COUNTY

- 13. Email received January 19, 2024, from Morris County regarding Emmy-Nominated PBS Series "Travels with Darley" Spotlights Morris County American Revolution Sites.
- 14. Email received January 19, 2024, from Morris County regarding This Week in Morris County: Jan. 19, 2024.
- 15. Email received January 23, 2024, from Morris County regarding the December 2023 Minutes of the Morris County Planning Board.
- 16. Email received January 26, 2024, from Morris County regarding January Proclaimed "Human Trafficking Prevention Month."
- 17. Email received January 29, 2024, from Morris County regarding Hundreds Supported at Project Homeless Connect.
- 18. Email received January 29, 2024, from Morris County regarding This Week in Morris County: Jan. 26, 2024.
- 19. Email received January 29, 2024, from Morris County regarding Morris County Sheriff's Office Mobile App is Now Available.
- 20. Email received January 29, 2024, from Morris County regarding Shunpike Rd. Closure in Chatham Township Starting Next Week.
- 21. Email received January 30, 2024, from Morris County regarding Old Denville Rd. Closure in Boonton Township Starts Next Week.
- 22. Email received January 31, 2024, from Morris County regarding Commissioners Support an "Evening of Unity for Israel".
- 23. Email received January 31, 2024, from Morris County regarding Commissioners Condemn Drone Attack in Jordan.

There was no discussion on Correspondence.

ORDINANCES FOR PUBLIC HEARING:

**President Roman:** I open the hearing to the public on Ordinance #4-2024 entitled,

**Ord.#4-2024**      An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of Two Street Right-Of-Way Easements in Connection With Minor Subdivision Approvals for 8 Chamberlain Lane and 14 Chamberlain Lane. (Block 4100, Lots 71 and 73)

**President Roman:** Mr. Ferrante.

**Mr. Ferrante:** Sure, I move for adoption and final passage, Ordinance #4-2024.

**President Roman:** Does anyone from the public wish to be heard on this Ordinance? Okay. Seeing none. Any questions from Council?

**Mr. Stewart:** No, but I second it.

**President Roman:** Moved and seconded. All right.

**Mr. Stewart:** Yeah.

**President Roman:** Any Council discussion? Roll Call, please.

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

**President Roman:** Ordinance #4-2024 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 to the public on Ordinance #5-2024 entitled,

**Ord.#5-2024**           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.

**President Roman:** Does anyone from the public wish to be heard on this? Okay. Seeing none. I close it to the public. Mrs. Labow.

**Mrs. Labow:** Thank you, very much. Let’s see. I move for adoption and final passage of Ordinance #5-2024.

**Mr. Aaron:** Second.

**President Roman:** It’s been moved and seconded. Any Council discussion? Seeing none. Roll Call.

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

**President Roman:** Ordinance #5-2024 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.

**CONSENT RESOLUTIONS AGENDA:**

1. Resolution of the Township Council of the Township of Mount Olive authorizing a lease agreement with the County of Morris for the rental space known as the Nutrition Site at the Mount Olive Senior Center for the year 2024
2. A resolution of the Township of Mount Olive amending the Mount Olive Township Personnel Policy and Procedures Manual
3. Resolution of the Township Council of the Township of Mount Olive authorizing participation in the Local Recreation Improvement Grant
4. Resolution of the Township Council of the Township of Mount Olive authorizing the grant agreement between the State of New Jersey, Department of Community Affairs, Division of Local Government Services and Mount Olive Township
5. Resolution of the Township of Mount Olive adopting the list of eligible LOSAP emergency service volunteers for 2023
6. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for HAB prevention, mitigation, and algae control at Budd Lake (Aquatics Analysts, Inc.)
7. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for management of Bennington Drive Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)

8. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for management of Kevin Drive Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for management of Maiers Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)
10. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for management of Pondview Drive Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)
11. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for management of Turkey Brook Retention Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)
12. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for extraordinary unspecifiable services to World Insurance Associates, LLC to serve as Health Benefits Insurance Consultant
13. Resolution of the Township Council of the Township of Mount Olive approving a non-fair and open vendor service contract pursuant to New Jersey local unit Pay-to-Play Law (M2 Associates)
14. Resolution of the Township Council of the Township of Mount Olive notice of intent to award a contract under a national cooperative purchasing agreement for a 12-month subscription agreement for vehicle tracking & roadside assistance off the Sourcewell Co-op (Verizon Connect Fleet USA)
15. Resolution of the Township Council of the Township of Mount Olive authorizing the use of ESCNJ Cooperative Pricing Council Contract for 2024 (A&K Equipment)
16. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Board Attorney to the Board of Health to Peter J. King, LLC (January 1, 2024 - December 31, 2024)
17. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for impound and veterinary services to Animal Health Center (January 1, 2024 - December 31, 2024)
18. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Municipal Court Public Defender to Anthony M. Arbore, Esq. (January 1, 2024 - December 31, 2024)
19. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Township Appraiser to Barry Krauser of Newmark Valuation & Advisory (January 1, 2024 - December 31, 2024)
20. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Health Education Services to Christie Jaime (January 1, 2024 - December 31, 2024)
21. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Township Attorney to Dorsey & Semrau (January 1, 2024 - December 31, 2024)
22. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Environmental Consulting Services to Habitat by Design (January 1, 2024 - December 31, 2024)
23. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for affordable housing compliance to Housing Partnership for Morris County, Inc. (January 1, 2024 - December 31, 2024)

24. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Municipal Prosecutor to Mason Thompson, LLC (January 1, 2024 - December 31, 2024)
25. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for legal services/special prosecution to Mason Thompson, LLC (January 1, 2024 - December 31, 2024)
26. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Bond Counsel services to McManimon, Scotland & Baumann (January 1, 2024 - December 31, 2024)
27. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Medical Director/Physician for the Board of Health to Meghan K. Pillai, MD (January 1, 2024 - December 31, 2024)
28. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Special Litigation Counsel to Methfessel & Werbel (January 1, 2024 - December 31, 2024)
29. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Planning Board Attorney to Murphy McKeon, P.C. (January 1, 2024 - December 31, 2024)
30. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Appraisal Services to Newmark Valuation & Advisory (January 1, 2024 - December 31, 2024)
31. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Township Engineer to Michael G. Vreeland of Van Cleef Engineering Associates (January 1, 2024 - December 31, 2024)
32. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Administrative Oversight of the Potable Water Systems to Van Cleef Engineering Associates (January 1, 2024 - December 31, 2024)
33. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement to Michael G. Vreeland of Van Cleef Engineering Associates as the Board Engineer for the Planning Board (January 1, 2024 - December 31, 2024)
34. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Planning Board Special Counsel to Surenian, Edwards, Buzak & Nolan, LLC (January 1, 2024 - December 31, 2024)
35. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Property and Casualty Risk Management Services to Skylands Risk Management, Inc. (January 1, 2024 - December 31, 2024)
36. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Township Auditor to Gary Higgins of PKF O'Connor Davies, LLP (January 1, 2024 - December 31, 2024)
37. A resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing release of a surety bond posted in connection with development of the property designated as Block 4100, Lots 80, 83, and 84 (Mountain Ridge Estates, LLC)

**Ms. Lalama** moves for the adoption of Consent Resolutions one through thirty-seven and **Mr. Stewart** seconds. There was no discussion.

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

MOTIONS

- 1. Bill List

**Mr. Stewart** moves for approval of the Bill List and **Mrs. Labow** seconds. There was no discussion.

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

ADMINISTRATIVE REPORTS

**Mayor Nicastro** reports he visited foodbanks to see how to proceed in Town. He explains there will be fundraisers to get an onsite food pantry going. He then reminds everyone of the upcoming A Latte Music event to be held on Friday, February 9, 2024, from 7:00pm to 9:30pm, at the Senior Center. He also mentions the Breakfast with the Mayors event with the Chamber of Commerce taking place on Wednesday, February 7, 2024. He adds that the First Responders Installation Dinner is taking place on Saturday, February 10, 2024.

**Mr. Tatarenko** discusses the development of a new watershed restoration plan for Budd Lake by the Raritan Headwaters Association that was approved by the DEP. He highlights that there are various projects included totaling over ten million dollars in construction costs, which includes retrofitting storm basins, green infrastructure, and the installation of more eco islands in Budd Lake.

**OLD BUSINESS – none**

NEW BUSINESS

**Mrs. Labow** discusses emergency medical information magnets that were put together through the Police Department that were brought to the seniors. She mentions how much the seniors enjoyed meeting with the police officers and that Chief Spitzer would like to do Keeping Seniors Safe (KSS) meetings with them. She also discusses other plans the Police Department wants to implement to help residents.

LEGAL MATTERS

**Mr. Testa** reports there are some amendments to the New Jersey Fair Housing Act that are going through the State Senate and Legislature at this point in time that he feels they should all be aware of. He explains the changes are significant and will impact every community in the State.

COUNCIL REPORTS

Board of Education Liaison Report

**Mr. Aaron** reports the Board of Education meeting will be next week.

Library Board Liaison  
Recreation Liaison Report – none

**Mr. Ferrante** reports the Library meets next week and Recreation meets Wednesday, February 7, 2024.

Open Space Committee Report  
Senior Citizen Liaison  
Environmental Committee/Lake Issues

**Mrs. Labow** reports that Open Space and Environmental/Lake have not met yet. She then reiterates that her report was what she discussed earlier under New Business. She adds that the seniors have a box for new socks they’re collecting for veterans.

Board of Health Report

**Ms. Lalama** reports the Board of Health will meet again in two months.

Economic Development Committee Report

**Mr. Stewart** reports the EDC’s kickoff meeting was the previous week and the first quarter 2024 newsletter was published. He mentions they’re already working on the second quarter and two new members have been added to the committee.

Legislative Committee Report - none  
Planning Board Report - none

PUBLIC PORTION

**Irene Sergonis**, 37 Mount Olive Road, Budd Lake, expresses her excitement about the remediation of Budd Lake. She thanks Ms. Lalama, Mrs. Labow, and Mayor Nicastro for speaking up about the Pride Flag. She discusses the importance of it within the community. She also informs everyone that the Friends of the Library are holding a book donation from 11:00am to 1:00pm. She then discusses the Budget Hearing and how impressed she was with how hard Township employees are working.

COUNCIL COMMENTS

**Mr. Aaron** comments that he thought the Budget Hearing was incredible. He also comments that he feels the new employee recognition is a fantastic addition, as is the addition of a new police captain. He thanks Mayor Nicastro for bringing up the Chamber of Commerce event and expresses his excitement to participate.

**Mrs. Labow** agrees with Mr. Aaron’s sentiments about the employee recognition and the Budget Hearing.

**Ms. Lalama** agrees with the sentiments of Mr. Aaron and Mrs. Labow. She thanks the public for attending the meeting and speaking up.

**Mr. Stewart** echoes Ms. Lalama’s comments about the public’s attendance and speaking up. He congratulates the boy scout in attendance.

**Mr. Ferrante** states he’s happy to hear about the arrangement with Raritan Headwaters. He gives kudos to the Administration and Environmental Commission for helping to get the grants and moving it along. He also states he appreciates President Roman’s opinion regarding the Pride Flag, but he feels the community should be inclusive and is glad they’re not moving forward with restrictions on flags.

**President Roman** thanks Administration for including the employee recognition. He then discusses why he speaks up about controversial topics, specifically his views on the Pride Flag.

EXECUTIVE SESSION

1. Resolution of the Township Council of the Township of Mount Olive Authorizing the Township Council to Hold Closed Executive Session

**Mr. Aaron** makes a motion to move Resolution one to go into Executive Session and **Mrs. Labow** Seconds. **Mr. Testa** clarifies no action will be taken.

ROLL CALL:           Passed unanimously

**Mrs. Labow** makes a motion to move out of Executive Session and **Mr. Aaron** seconds. All in favor, none opposed.

Executive Session was held from 7:56pm to 8:50pm.

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 8:51pm.

Alex Roman, 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 February 20, 2023.

js

Michelle Masser, Township Clerk