

The Public Meeting of the Mount Olive Township Council was called to order at 7:13pm by President Nicastro.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

**President Nicastro:** 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 Facebook page and on the outside front door of the Municipal Building and sent to those individuals requesting same.

ROLL CALL

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

**Absent:** None

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 1. May 16, 2023 WS & PM

**Mr. Aaron** makes a motion to approve the May 16, 2023, WS & PM Minutes and **Mrs. Labow** seconds.

**ROLL CALL:** Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

- 1. Email received May 15, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: May 15, 2023.
- 2. Email received May 16, 2023, from the Statewide Hispanic Chamber of Commerce of NJ regarding The SHCCNJ praised Governor Murphy's Intention to Nominate Michael Noriega to the State Supreme Court.
- 3. Email received May 19, 2023, from the Statewide Hispanic Chamber of Commerce of NJ regarding NJMEP - Strategic Supply Chain Database is now LIVE!
- 4. Email received May 22, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: May 22, 2023.
- 5. Email received May 22, 2023, from the Statewide Hispanic Chamber of Commerce of NJ regarding Join the NJ Defense Manufacturing Community Consortium (NJDMCC)!

RESOLUTIONS/ORDINANCES OTHER TOWNS – None

LEAGUE OF MUNICIPALITIES

- 6. Email received May 16, 2023, from NJLM regarding 20 & Out Conditionally Vetoed; DCA Lead Paint Grant, NLC Bootcamp.

STATE AGENCIES/LOI/HIGHLANDS

- 7. Email received May 15, 2023, from NJDEP regarding NJDEP Weekly Update.
- 8. Email received May 18, 2023, from Brett Conrads, Deputy Chief of Staff, District 24 Legislative Offices of: Senator Steven V. Oroho, Assemblyman F. Parker Space, Assemblyman Harold J. Wirths regarding Legislative District Award Single – Mount Olive.

- 9. Email received May 19, 2023, from NJDEP regarding Highlands Applicability Determination Application, Application submitted by: New Jersey Department of Environmental Protection, Fish & Wildlife, Project Counties and Municipalities: Hunterdon County - Bethlehem Twp., Bloomsbury Borough, Clinton Twp., Holland Twp., Lebanon Twp., Union Township; Morris County - Chester Twp., Jefferson Twp., Mt. Olive Twp., Rockaway Twp., Roxbury Twp., Washington Twp.,; Sussex County - Franklin Borough, Hardyston Twp., Ogdensburg Borough, Sparta Twp., Vernon Twp.; Warren County - Franklin Twp., Hackettstown, Independence Twp., Liberty Township, Mansfield Twp., Oxford Twp., Pohatcong Twp., Washington Twp., White Twp.
- 10. Email received May 22, 2023, from FEMA Region II Preparedness regarding Upcoming FEMA Region 2 Events.

MSA/MUA – None

MORRIS COUNTY

- 11. Email received May 12, 2023, from Morris County regarding This Week in Morris County: Trails Grants Open and Mothers Day ideas.
- 12. Email received May 22, 2023, from Morris County regarding This Week in Morris County: Morris County Memorial Day Ceremony to Honor Veterans.
- 13. Publication received May 22, 2023, from the Morris County Heritage Commission regarding The Heritage Review, Vol. 45, No. 12, Spring 2023.
- 14. Email received May 22, 2023, from Morris County regarding Morris County Increases Veterans Services & Support.
- 15. Email received May 23, 2023, from Morris County regarding April 2023 Minutes of the Morris County Planning Board.

UTILITIES – None

There was no discussion on Correspondence.

**President Nicastro:** I open the hearing to the public on Ordinance #15-2023,

ORDINANCES FOR PUBLIC HEARING:

**Ord.#15-2023** Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Chapter 201, Fire Prevention, of the Township Code to Establish a Fire Watch Ordinance.

**President Nicastro:** Mr. Ferrante.

**Mr. Ferrante:** I move for adoption and final passage, Ordinance #15-2023.

**Mrs. Labow:** Second.

**President Nicastro:** Does anyone from the public wish to be heard on this Ordinance #15-2023? Seeing none. Closed to the public. Any Council discussion? Roll Call, please.

**ROLL CALL:** Passed unanimously

**President Nicastro:** Ordinance #15-2023 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. I open the hearing to the public on Ordinance #16-2023,

**Ord.#16-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 227, Housing, of the Township Code, to Require Lead Paint Testing as Mandated by P.L. 2021, C.182.

**President Nicastro:** Mrs. Labow.

**Mrs. Labow:** Thank you, Mr. President. I move for adoption and final passage of Ordinance #16-2023.

**Mr. Mania:** Second.

**President Nicastro:** Anyone from the public wish to be heard on Ordinance #16-2023? Seeing none. Closed to the public. Any Council discussion? Roll Call, please.

**ROLL CALL:**           **Passed with the exception of Mrs. Labow, who voted No**

**President Nicastro:** Ordinance #16-2023 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 for first reading is Ordinance #17-2023,

**ORDINANCE FOR FIRST READING: (2nd reading June 13, 2023)**

**Ord.#17-2023**           An Ordinance Amending Ordinance #31-2022 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel.

**President Nicastro:** Mr. Mania.

**Mr. Mania:** Thank you, Mr. President. I move that Ordinance #17-2023 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 June 13, 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.

**Mrs. Labow:** Second.

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

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

**CONSENT RESOLUTIONS AGENDA:**

1. Resolution of the Township Council of the Township of Mount Olive authorizing the Township to abate a nuisance property located at Block 6202, Lot 6 (17 Normandy Road)
2. Resolution of the Township Council of the Township of Mount Olive endorsing Mount Olive Township's Municipal Alliance application for funding to the Governor's Council on alcoholism and drug abuse
3. Resolution of the Township Council of the Township of Mount Olive authorizing participation in the Lead Grant Assistance Program
4. 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 (\$76,008.15 for Clean Communities Program)
5. 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 (\$7,000 for Lead Grant Assistant Program)
6. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for the purchase of four (4) 2023 Chevrolet Tahoes off NJ State Contract (Gentilini Motors)
7. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for the purchase of four (4) portable light towers off of Bergen County Co-Op (Montague Tool & Supply Co.)
8. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension (Year 2/Final) to Peterson and Sons Tree Service for Bid #15-2019 Tree Removal, Tree Trimming & Stump Grinding (October 30, 2022 - October 29, 2023) Revised - Increasing contract amount

9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract extension (Year 4/Final) for Bid #04-2020 Maintenance and Repair Services for Heating, Ventilating, and Air Conditioning Systems for Mount Olive Township Facilities (Reiner Group) Revised - Correcting optional year four/final cost
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional service agreement for Engineering and Construction Administration Services - Water Main Replacement & Well Building Rehabilitation at Glenside Drive & Sand Shore Well Building (Van Cleef Engineering Associates) Revised - Change in scope of work and contract amount
11. 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 (Brent Material Company)
12. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Bergen County Cooperative Pricing System Contract for 2023 (Various Vendors)
13. Resolution of the Township Council of the Township of Mount Olive authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A.40A:11-12 for calendar year 2023 (ESI Equipment Inc.)

**Mr. Stewart** makes a motion to move Consent Resolutions one through thirteen and **Mr. Labow** seconds. There was no discussion.

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

#### MOTIONS

1. Bill List

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

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

#### ADMINISTRATIVE REPORTS

**Mayor Greenbaum** announces there will be a ceremony at Turkey Brook Park on June 1, 2023, at 5:00pm, to raise the Pride flag. On Saturday, June 3, 2023, the Fairy and Pirate Festival will be held between 10:00am and 2:00pm at Turkey Brook Park as well (rescheduled from previous date). There's a ribbon cutting on Sunday, June 4, 2023, for Carebot ABA at LabQ on the second floor. The Mount Olive High School Key Club will host a Senior Club Prom on June 7, 2023, from 5:00pm to 7:30pm. There is an ITC Grand Reopening on Saturday, June 10, 2023, near Walmart at 2:00pm.

**Mr. Tatarenko** discusses a follow-up meeting he had with Wawa regarding site improvements at the intersections. It's going to be a full road rehabilitation. It will be a two to three-week, 24/7 road closure at the intersection from Route 206 to Flanders-Drakestown Road. **Mr. Roman** asks if there's a mechanism in place to alert GPS systems so they can reroute. **Mr. Tatarenko** will look into it. There will be signage. They're waiting for the County to approve the Resolution closing the road because it's a County Road. They'll start at the end of June or early in July. **Mayor Greenbaum** adds he's asked Mr. Quinn to start preparing to temporarily open the other side of Flanders-Netcong Road toward Walmart to help alleviate the issues that may occur. **President Nicastro** mentions the alert system and **Mr. Tatarenko** confirms they'll use it. **Mayor Greenbaum** suggests **Mr. Tatarenko** contact the State to change the timing at the light. **Mrs. Labow** asks if they'll notify nearby towns. **Mr. Tatarenko** confirms he'll send emails. He goes on to discuss the BASF demo. They plan to start within the next couple weeks and for the site to be ready for construction by January. **Mr. Roman** asks if the fire departments have been alerted so they can use the building before the demo. **Mr. Tatarenko** confirms they have. **Mr. Mania** asks if the building will explode or implode. **Mr. Tatarenko** explains it'll be done in pieces. He goes on to discuss two closings they had the previous week. One was for purchase, and one was for sale. They had the closing on the Open Space at 97 Sand Shore Road, which they plan to redevelop next year. They also sold a piece of property at 6 31<sup>st</sup> Street. They're also almost done with the Clover Hill Phase II Project with the sidewalks and tree replacement. **Mr. Roman** commends the Administration on the work they've done. He's received positive feedback from residents in that area. **Mr. Tatarenko** adds that six AEDs have been installed in Township parks. **President Nicastro** comments on Flanders Park and how great it is now. **Mr. Stewart** agrees.

**OLD BUSINESS – none**

NEW BUSINESS

**Mrs. Labow** discusses trees near the lake and the effects they have on algae growth. She suggests removing some of the trees. Additionally, she discusses recycling single use plastic and thanks President Nicastro for spearheading the program in Town. She then discusses her personal experiences relating to gun violence and how it affects lives.

LEGAL MATTERS

**Mr. Semrau, Esq.** discusses 57 Acres. They have an upcoming meeting with the prospective purchaser to discuss options. He then talks about the tax appeal season and the Town’s good position. He also comments on the Budget and on the Meeting Minutes always being up to date.

COUNCIL REPORTS

Board of Education Liaison Report

**Mr. Aaron** reports the last meeting was on May 22, 2023. There was an end of year recognition portion. The next meeting is June 12, 2023.

Open Space Committee Report  
Board of Health Report  
Senior Citizen Liaison

**Mrs. Labow** reiterates the good news for Open Space regarding the 97 Sand Shore Road purchase that Mr. Tatarenko previously reported. The Open Space meeting is the following week. In addition to having their Senior Prom, the seniors will also be going to Stroudsmoor in Pennsylvania for a luncheon on Friday, June 2, 2023. The Health Department’s next meeting is in the summer because they’re now meeting quarterly.

Legislative Committee Report - none  
Planning Board Report

**Mr. Mania** reports the Planning Board Meeting was cancelled.

Recreation Liaison Report

**Mr. Roman** reports Recreation meets next week.

Economic Development Committee Report

**Mr. Stewart** reports the EDC met on May 24, 2023, and they published the first newsletter which featured both small and large businesses. The newsletter will be issued quarterly.

Environmental Committee – none  
Lake Issues – none  
Library Board Liaison – none

PUBLIC PORTION

**Shelly Morningstar**, 70 Oakwood Village, Flanders, thanks the Mayor, Administration, and Township for the proclamation and commitment to ending gun violence. She also thanks Chief Beecher and the Police Department for working to keep the community safe. She invites the Council to the Pride flag raising ceremony at Turkey Brook Park at 5:00pm on Thursday, June 1, 2023. She also extends the invitation to the members of the community.

**Irene Sergonis**, 37 Mount Olive Road, Budd Lake, points out that May is Mental Health Awareness Month. She discusses a webinar she and Councilwoman Colleen Labow attended on May 15<sup>th</sup> and the importance of community outreach. She reviews statistics regarding adults with mental illness reaching out for help and suggestions she’s received. She asks the Council to revisit the decision to exclude nonprofit booths at events and explains the challenges they experience with outreach. She also suggests they do this at a reduced cost for nonprofit organizations. **Mr. Roman** tells Mrs. Sergonis this is something that can be brought up for discussion with the Recreation Advisement Committee. He explains if there are any other concerns she has she can email

him or discuss it after the meeting. He agrees they should be able to make nonprofits more accessible to residents. **Mayor Greenbaum** believes this is a mayoral decision, so they'd have to wait until the next mayor takes office. He feels there are too many issues that could arise, which is why the decision was initially made. He offers to have an event specifically for nonprofit groups. **Mrs. Sergonis** recalls a volunteer fair that was held in the past. **Mrs. Labow** asks if an exception can be made since Mount Olive is a stigma free community. Events such as the carnival are a great place to allow access to these groups.

COUNCIL COMMENTS

**Mr. Ferrante** commends the Moms Demand Action Organization and the Mayor for the proclamation to bring awareness to the community regarding gun violence.

**Mrs. Labow** agrees with Mr. Ferrante.

**Mr. Mania** discusses an incident where a councilwoman was shot and killed.

**Mr. Stewart** gives a shout out to those who put together the Memorial Day Service at Turkey Brook Park.

**Mr. Roman** looks forward to engaging in conversation regarding gun violence that will bring about results that prevent needless killing while also respecting the rights of legal gun owners.

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:44pm.

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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 June 13, 2023.

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Michelle Masser, Township Clerk