

The Public Meeting of the Mount Olive Township Council was called to order at 7:08pm 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 and Facebook page, 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.

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

Absent: None

Also Present: Michelle Masser, Township Clerk; Sue Sharpe, Township Attorney; Jon Testa, Township Attorney; Robert Greenbaum, Mayor; Andrew Tatarenko, Business Administrator; Claudia Tomasello-Quinn, Assistant Business Administrator; and Sherry Kolody, CFO

President Nicastro: We have 26 pieces of Correspondence. Does anyone have any questions or comments on those?

Mr. Tatarenko: The Minutes. Don’t forget the Minutes.

President Nicastro: Oh, I’m sorry. Yes, I’m reading . . . you know, I’m trying to figure . . . for the first time, actually. I keep scrolling too far or too little. So, Mr. Ferrante, would you . . . let me find where I am. I’m sorry. Would you . . . I’m on the wrong one. Would you approve the Minutes from the previous meetings?

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

August 23, 2022 WS & PM (Absent: J. Nicastro)

Mr. Ferrante: Sure, I make a motion to approve the August 23, 2022, Workshop and Public Meeting Minutes.

Mrs. Labow: Second.

Mr. Mania: Second.

President Nicastro: Any discussion? Roll Call, please.

ROLL CALL: Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received August 22, 2022, from NOFA NJ regarding Let's Talk About NOFA NJ Membership.
2. Email received August 22, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding TOMORROW, we are going LIVE! Stay tuned!
3. Email received August 23, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: August 22, 2022.
4. Email received August 24, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding We are expecting you at the Diversity Expo and Breakfast event! Save your spots today!
5. Email received August 25, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Great news, familia! We have available programs for YOU! Check it out now!

6. Email received August 26, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Feliz viernes, familia! Check this out now!
7. Email received August 29, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: August 29, 2022.
8. Email received August 30, 2022, from Long Hill Township regarding Pediatric Cancer Awareness Month.
9. Email received August 30, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Reminder to reserve your spots for the Diversity Expo and breakfast event!

RESOLUTIONS/ORDINANCES OTHER TOWNS

10. Email received August 22, 2022, from Washington Township regarding Resolution of the Township of Washington Opposing New Jersey Division of Alcoholic Beverage Control's Special Conditions on Limited Brewery Licenses.
11. Email received August 22, 2022, from Morris Plains Borough regarding Morris Plains Borough Resolution Opposing New Jersey Division of Alcoholic Beverage Control's Special Conditions on Limited Brewery Licenses.
12. Email received August 22, 2022, from Washington Township regarding RO-10-22 Accessory Apartments.

LEAGUE OF MUNICIPALITIES

13. Email received September 2, 2022, from NJLM regarding NJDEP Tier A Comments; Alcohol Delivery Ruling; Biofuel Grants.

STATE AGENCIES/LOI/HIGHLANDS

14. Letter received August 18, 2022, from ETI, Environmental Technology Inc. regarding Application for Freshwater Wetlands, General Permit 6 - Non-Tributary Wetlands. Applicant: Rigo Ponce. Subject Property: 152-156 N.J.S.H. Route 206 Block 3207, Lot 7 Mount Olive Township, Morris County.
15. Email received August 23, 2022, from NJDEP regarding LOI Issuance PI #:1400-15-0001.1 – SPEICHER MICHAEL - FWW210001.
16. Letter received August 25, 2022, from Equity Environmental Engineering regarding CEA/WRA Fact Sheet Form - CEA Lift/Removal Address: 20 Continental Drive, Stanhope, New Jersey 07828. County: Morris, Blocks: 106 and 7 Lots: 1 and 1. Program Interest No.: 012200.
17. Letter of Interpretation received August 26, 2022, from NJDEP regarding Freshwater Wetlands Letter of Interpretation: Line Verification File and Activity No.: 1427-05-0023.2 FWW220001. Applicant: MF EST, LLC Block: 102 Lots: 1,2 Mount Olive Township, Morris County.
18. Email received August 26, 2022, from Rutgers University regarding Call for Abstracts NJDOT 24th Annual Research Showcase.
19. LOI received September 1, 2022, from NJDEP regarding Freshwater Wetlands Letter of Interpretation: Line Verification. File No.: 1400-15-0001.1. Activity Number: FWW210001. Applicant: Speicher Michael. Block(s): 4200; Lot(s): 16, 16.03, 19 & 20. Mt. Olive Township, Morris County. Block(s): 9303; Lot(s): 1-4. Roxbury Township, Morris County.
20. Email received September 1, 2022, from NJDCA regarding Lead Paint Inspection Law Update for Stakeholders.
21. Email received September 2, 2022, from NJDEP Waterbank Info regarding Notice of Open Public Comment Period for FFY22 CWSRF & DWSRF Intended Use Plans.

MSA/MUA – NONE

MORRIS COUNTY

22. Email received August 19, 2022, from Morris County regarding This Week in Morris County: Wharton Canal Day and Historic Dedication this Saturday.
23. Email received August 25, 2022, from Morris County regarding Morris County Donates 100 Bullet-Proof Vests on Ukraine Independence Day.
24. Email received August 26, 2022, from Morris County regarding Millie's House Latest of 650 Small Businesses to Receive Morris County Grant.
25. Email received August 30, 2022, from Morris County regarding Morris County to Observe International Overdose Awareness Day 2022.
26. Email received August 31, 2022, from Morris County regarding Morris County Observes International Overdose Awareness Day.

UTILITIES - NONE

President Nicastro: Now we have 26 pieces of Correspondence. Does anyone have any questions on the Correspondence or anything on those? Okay. Seeing none. We have no Ordinances again for first reading or second reading. Does anyone wish to move any of the 24 Resolutions to Non-Consent? Seeing none. Let me see here. I guess . . . I was there. I'm sorry. Mr. Roman, would you move Consent Resolutions one through twenty-four?

CONSENT RESOLUTIONS AGENDA:**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. Resolution of the Township Council of the Township of Mount Olive authorizing the renewal of membership in the Morris County Municipal Joint Insurance Fund
2. Resolution of the Township Council of the Township of Mount Olive authorizing the township to abate a nuisance property located at Block 3300, Lot 23 (254 Route 46)
3. Resolution of the Township Council of the Township of Mount Olive waiving fire prevention permit fees to the Mount Olive High School Football Parent Club related to the football fireworks on September 16, 2022
4. Resolution of the Township Council of the Township of Mount Olive authorizing the acceptance of the 2021 audit
5. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on 67 Crease Road, also known as Block 1201, Lot 8
6. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 1502, Lot 6 for disabled Veteran declared 100% totally & permanently disabled by the Tax Assessor
7. 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 2022 Municipal Budget (\$1,500.00 for donation - Van Cleef Engineering - Rescue Boat)
8. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Grant Management Services to Christie Jaime - July 1, 2022 through June 30, 2023 (REVISED - correcting account number)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract to Ciocca Ford Lincoln of Flemington Inc. (formerly DFFLM) for Bid #18-2020 Re-Bid Auto Parts for Fleet Vehicles - December 19, 2020-December 18, 2022 (REVISED - vendor name change)
10. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Firefighter One)

11. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Jefferson Recycling)
12. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Kronos, Inc.)
13. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Ledgewood Powersports, Inc.)
14. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Northeast Communications)
15. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Service Tire Truck Center)
16. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (TFUF Enterprises)
17. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Todd Harris)
18. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor contract pursuant to the 'Pay-to-Play' Law (Trebron Security, LLC) (REVISED - increasing contract amount)
19. 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 2022 (Firefighter One) (Law Enforcement Firearms Equipment and Supplies)
20. 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 2022 (Firefighter One) (Firefighter Protective Clothing and Equipment)
21. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Somerset County Cooperative Pricing System Contract for calendar year 2022 (Atlantic Tactical, Inc.)
22. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Somerset County Cooperative Pricing System Contract for calendar year 2022 (Custom Bandag)
23. Resolution of the Township Council of the Township of Mount Olive authorizing a grant agreement with the Division of Local Government Services for a Local Efficiency Achievement Program (LEAP) implementation grant to support the Mount Olive Township/Washington Township Senior Transportation Bus
24. A Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing an agreement between the Township and LabQ for laboratory services

Mr. Roman: I make a motion that we approve Consent Resolutions one through twenty-four.

Mr. Mania: Second.

Mr. Roman: Just . . . forgive me, point of order. We don't need to move the audit Resolution to Non-Consent, correct?

Miss Masser: No.

Mr. Roman: Okay. Thank you.

President Nicastro: Any discussion? Anyone from the public wish to be heard on any Resolutions? Please raise your hand now. I don't see any questions, so I will close it to the public and ask for a Roll Call.

ROLL CALL: **Passed unanimously**

President Nicastro: The Bill List. Mr. Stewart, would you please move the Bill List?

MOTIONS

1. Bill List

Mr. Stewart: Thank you, Mr. President. I would like to move the Bill List for acceptance.

Mr. Mania: Second.

Mr. Amianda: Second.

President Nicastro: Any questions? Anyone from the public wish to be heard on the Bill List? You can raise your hand now. Seeing none. I will close it to the public and ask for a Roll Call, please.

ROLL CALL: **Passed unanimously**

President Nicastro: Administrative Reports. Mayor. Andrew.

ADMINISTRATIVE REPORTS

Mayor Greenbaum: Yeah, I'll start. First of all, I'd like to congratulate Sherry. I would like to say that you amaze me but I think at this point, if you got an audit recommendation, that would amaze me. You've been doing it for so many years. You make the job of Mayor so much easier for me because I know that the finance aspect of what we do is always in good hands. So, congratulations to you and your staff and I don't want this to sound kind of cliché, but I expect nothing less than a perfect audit recommendation and that in and of itself . . . I'm sorry? That in and of itself really says everything that needs to be said about the job that you guys do back there. I'd like to personally thank everybody for the well wishes that were bestowed on me over the last couple of weeks. It goes to that old adage that if you have health . . . signs of adverse health, that you should seek medical attention and make sure that it's nothing more serious. So, for those of you who are sitting out there who recognize something which, you know, might need to have a doctor look at, you should go because they really do find things that need to be corrected. One more thank you and that is to the Katharine E. Jensen Foundation. Over the years, the Katharine E. Jensen Foundation and its benefactors have come forward on behalf of Mount Olive Township with donations for things which will make Mount Olive a better place. In this particular instance, I know there was a very large contribution which is going to go towards the rescue boat for Budd Lake. So, we thank the Katharine E. Jensen Foundation and the people behind the foundation who just absolutely love Mount Olive Township and want to make it the best that it could be. Okay, getting on to the more fun things, well, actually this Saturday, September 10, 2022, we will be honoring former mayor, Paul Licitra with respect to his vision and steadfastness and drive to purchase and to develop Turkey Brook Park. It's an honor which is long overdue and so we will have a morning presentation. It's at the top of the loop and very much looking forward to participating in that for Paul's efforts on behalf of the Township. Sunday is September 11th. Obviously, we will be celebrating our 9/11 ceremony at the 9/11 Memorial. In remembrance, we'll start at approximately 8:20am and this year will be led by Council President Joe Nicastro. I just don't want to overdo it by attending too many events right now while I'm recuperating. Country in the Park, another great event will be Friday, September 16, 2022, 5:00pm to 9:00pm. I'd like to see everyone up and dancing. I tried to get up at the salsa event but I was prevented from doing so, not by my health condition but because my girlfriend doesn't think that I can actually salsa and she didn't want me to embarrass myself. Lastly, Shred Day is Saturday, September 17, 2022, and that's from 9:00am to 12:00pm. It will be held at the Recycling Center. That's it.

President Nicastro: Glad to see you out there and looking good. Andrew.

Mr. Tatarenko: Thank you, Council President. I do have a handful of some updates on some projects that we're working on. A preconstruction meeting was held with Dish Wireless in regard to the Oakwood Water Tank Cellular Project. We had a company that vacated space about a year and a half/two years ago, so we went out to bid and Dish was the only respondent. They will be installing their equipment within the next three months and then once their equipment is installed on the tank, we'll start to generate some rent, and this is the first time that Dish Wireless will be in Mount Olive. So, I welcome their partnership. Also, we are 100 percent complete with the Carlton Water Tank rehabilitation. The tank was taken off of line. It was thoroughly cleaned, sanitized, refilled and I'm optimistic that this will resolve the issue that we've had there. I haven't heard any complaints from the residents since the tank went back online. So, again, I'm hopeful that we corrected that issue. An update on the Wawa development. I was recently notified that the DOT has finally issued the access permit. So, we should start to see some significant improvements in the very near future. I'll give you an update on the Baptist Church and Seward House. Work continues on both sites. The Baptist Church is about 90 percent

complete. There's a very intricate, which you'll all see shortly, painting that is being done inside on the walls which is taking up a lot of time but once that painting is done, probably this week, the contractor could then install the flooring. And then the final step is just to add the septic tank and to build out a small bathroom and then technically, the building can be open to the public. We could have a small ribbon cutting ceremony and, you know, we'll invite everyone to see what's been done inside. Also, the Seward House is coming along nicely. All the chimneys have been installed. You can see the contractors working on the outside moldings. A lot of the woodwork had to all be built or recreated from scratch. So, a lot of the molding took a lot of time to recreate. But again, once that's done then the cupola's going to go up and then we'll install the final slate roof. So, I'm hoping that's all done before the weather starts to turn on us. And finally, we have four shared services that are coming due this year, which we started to renegotiate. Two for public health and nursing and two in fire prevention, so, I already started that process with my counterparts, and I don't foresee any issues in that regard. That's all that I have.

President Nicastro: Thank you, Andrew. Does anyone have any Old Business? Seeing none. Does anybody have any New Business? Seeing none. Any Legal Matters.

OLD BUSINESS - none

NEW BUSINESS - none

LEGAL MATTERS

Mrs. Sharpe: Hi everybody. Thank you, Council President. Andrew asked me to say a few words with an update on 57 Acres. You'll recall way back in 2020, the Township had an auction for the property and Alder Development successfully bid on that property. The property has a very old deed restriction that requires any development to only be for office buildings and it's been there for a long time, and as you know, the office building market has basically tanked over the last few years. So, we tried to work with NJDEP to remove that deed restriction, which is permitted under their regulations. We basically pay them. You compensate NJDEP and they will, you know, remove the restriction to allow certain development. We tried to work with them, as did Alder, who has been very patient and, you know, worked hard to try to incorporate changes that NJDEP wanted but ultimately, we just could not seem to come to an agreement and finally, at the end of August, they sent a letter rejecting our request for what's called a diversion. So, at this point, we're at an impasse with them and we're looking at our legal options. And that's where we are. It was not an unexpected letter but it's still disappointing.

President Nicastro: I'm sure. It's been a long time. All right, well, thank you. Appreciate that update. Council Reports. Mr. Amianda. Do you have anything on Board of Education or Seniors?

COUNCIL REPORTS

Board of Education Liaison Report
Senior Citizen Liaison - none

Mr. Amianda: Mount Olive High School Marauders lost the game to Chatham in another close . . . but to us, Marauders remains the greatest team gameplayers for us and we hope that we get back the loss we lost next time, and I hope that you will try to show up also to cheer them on when they're playing. Don't just stay home and if you know what happened last week, we had a lot of people come out. A lot of people. Seating was full but . . . most of the people that came here were not from around here. Most of them came from Chatham. They brought their friends and something and . . . after because the young people push very hard to get those two seconds on the side. The other thing is . . . another. Schools are open, so, we are going to be in a full . . . I don't have any report on Mount Olive Seniors at this time.

President Nicastro: Okay. Thank you, Mr. Amianda. Mr. Ferrante, do you have anything on Environmental, Lake Issues, or Library?

Environmental Committee
Lake Issues – none
Library Board Liaison

Mr. Ferrante: Library will be meeting next week. Environmental meets tomorrow. We're actually going to have a presentation from Larry Kovar who we recognized earlier in the meeting today. So, I'll give an update on Larry's presentation at our next Council meeting as well.

President Nicastro: Okay, thank you. Let me see . . . we have . . . who’s next on there? Mrs. Labow, anything on Open Space, Board of Health, or Stigma?

Open Space Committee Report – none
Board of Health Report – none
Stigma Committee – none

Mrs. Labow: Nope. The meetings all start up again next week.

President Nicastro: Thank you. Mr. Mania, anything on Legislative or Planning?

Legislative Committee Report – none
Planning Board Report

Mr. Mania: Planning Board meeting was cancelled till the end of the month.

President Nicastro: Thank you.

Mr. Mania: Nothing on Legislative.

President Nicastro: Nothing on the Legislative. Okay. Mr. Stewart, anything on Economic Development?

Economic Development Committee Report
Community Action Panel Report

Mr. Stewart: No meetings in August for either of those and CAP will be restarting at the end of the year for planning for 2023.

President Nicastro: Okay. Thank you. Mr. Roman, anything on Recreation?

Recreation Liaison Report – none

Mr. Roman: Nothing to report.

President Nicastro: Thank you. Does anyone from the public have anything to say now? It’s the public portion. If you want to add anything, please raise your hands. Okay. I don’t see anyone from the public, so, I will close it to the public and I will ask for Council Comments starting with Mr. Amianda. Any comments?

PUBLIC PORTION - none

COUNCIL COMMENTS

Mr. Amianda: No comment.

President Nicastro: And who do I see next? Mrs. Labow.

Mrs. Labow: Yes. I just want to congratulate Sherry and her team for once again having an incredibly fantastic audit and it’s amazing. It’s absolutely amazing and I can’t stress how incredibly fortunate we are here in Mount Olive to have such outstanding staff to be able to, you know, really just come with such a fantastic outcome. So many towns, just they . . . nobody understands how fortunate we are and Sherry, thank you, very, very much. All of you. And the Mayor and Andrew for doing such a fantastic job.

President Nicastro: Thank you, Colleen.

Mrs. Labow: Thank you, thank you, thank you.

President Nicastro: Mr. Ferrante, anything?

Mr. Ferrante: Sure, I’d just like to say glad to see Mr. Mayor Greenbaum back on his feet.

Mrs. Labow: Oh, yes.

Mr. Ferrante: Hope you’re back on the mend and 100 percent soon and congratulations to Sherry again and a job well done to you and your team.

President Nicastro: Thank you. Mr. Stewart.

Mr. Stewart: Yeah, just following up on that . . . just congratulate and thank Jeff Stadelman for all the work that he’s done for our community for the many years. It’s a great job. I’ve had the pleasure and the tough task of following him a couple of times including as President of the Mount Olive Area Chamber after he started it as well as working with him over on the EDC. So, again, thank him for all of the work that he’s done over the years.

President Nicastro: Thank you, Mr. Stewart. Mr. Roman.

Mr. Roman: Yeah, I just wanted to congratulate Mr. Kovar on . . . well, actually congratulate the Township on having lenders and people that work for the Township that are generous with their time and money as Mr. Larry Kovar is. Also, to Mr. Jeff Stadelman, I’ve known Jeff for 20 plus years and he’s been a valuable member of the Mount Olive community and I was glad to have worked with him in the Chamber of Commerce and it’s great to see that he’s being recognized. Also, I’m glad to see that the Mayor is up and around and back with us. Thank you.

President Nicastro: Okay. I won’t repeat all of those but I agree with all those comments and I . . .

Mr. Mania: You didn’t ask me.

President Nicastro: Oh, Mr. Mania. I didn’t see your picture. Mr. Mania.

Mr. Mania: Thank you, Mr. Nicastro.

President Nicastro: You got it.

Mr. Mania: I would like to congratulate Sherry for a job well done for all these years. Mount Olive is very, very fortunate to have Sherry and I hope the Mayor doesn’t do anything foolish on a mending cycle. Stay healthy. Thank you.

President Nicastro: Thank you and again, I thank everyone. I agree with everyone. So, like I said, I won’t repeat the comments but I just want to thank everyone. Thank everyone for being on the meeting. Do we have a motion to adjourn?

ADJOURNMENT - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:27pm.

Alex Roman, Council Vice 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 September 20, 2022.

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Michelle Masser, Township Clerk