

**The Public Meeting of the Mount Olive Township Council was called to order at 7:05pm 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, Mr. Mania, Mr. Stewart, Mr. Roman, and Mr. Nicastro

**Absent:** Mrs. Labow

**Also Present:** Michelle Masser, Township Clerk; Jon Testa, Township Attorney; Andrew Tatarenko, Business Administrator; Claudia Tomasello, Assistant Business Administrator and Sherry Kolody, CFO

**President Nicastro:** Mr. Ferrante, would you please approve the Minutes from the previous meeting, June 14, 2022, Workshop and Public Meeting?

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**June 14, 2022 WS & PM**

**Mr. Ferrante:** Sure, I make a motion to approve the June 14, 2022, Workshop and Public Meeting Minutes.

**Mr. Mania:** Second.

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

**ROLL CALL:** Passed unanimously

**CORRESPONDENCE**

**LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS**

1. Publication received June 13, 2022, from Musconetcong Watershed Association regarding Musconetcong River News, Spring 2022.
2. Email received June 13, 2022, from Statewide Hispanic Chamber of Commerce of New Jersey regarding Grow your circles and showcase your business at Hispanic Business Expo!
3. Email received June 13, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: June 13, 2022.
4. Email received June 13, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding Familia! Peapack-Gladstone Bank has a special offer for you!
5. Email received June 16, 2022, from NOFA NJ regarding Gorgeous Goat Farm Tour (& More!)
6. Letter received June 17, 2022, from Washington Township regarding Board of Adjustment Notice of Hearing, Karen Fettweiss, Block 3.01, Lot 13.
7. Email received June 20, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: June 20, 2022.
8. Publication received June 23, 2022, from Borough of Netcong regarding Netcong Water Department – Susceptibility Ratings for Netcong Water Department Sources.

9. Email received June 23, 2022, from NOFA NJ regarding This Saturday: Homesteading Workshop.
10. Email received June 24, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding ChamberNews – Click, Read & Share our News!

**STATE AGENCIES**

11. Email received June 13, 2022, from FEMA Region II Preparedness regarding Upcoming FEMA Region 2 Webinars.
12. Email received June 13, 2022, from NJEP regarding Guidance for Enforcing N.J.S.A. 13:1E – 127.1 et seq. Licensing Requirements for Soil and Fill Recycling Services (“Dirty Dirt Law”).
13. Email received June 16, 2022, from NJDEP regarding NJDEP Weekly Update.
14. Email received June 21, 2022, from NJDCA regarding Murphy Administration Announces Opening of Wait List for State Rental Assistance Program.
15. Email received June 23, 2022, from NJDEP regarding NJDEP Weekly Update.

**MORRIS COUNTY**

16. Email received June 13, 2022, from Morris County regarding This Week in Morris County: African American Art Champion Viki Craig to be Honored.
17. Email received June 13, 2022, from Morris County regarding Reminder: This Week in Morris County: African American Art Champion Viki Craig to be Honored.
18. Email received June 14, 2022, from Morris County regarding Canine Country Club in Lake Hopatcong Gets \$15,000 Grant.
19. Email received June 15, 2022, from Morris County regarding New Jersey’s Oldest Operating General Store Gets \$15,000 Morris County Grant.
20. Email received June 16, 2022, from Morris County regarding Community Connections Celebrates One-Year Anniversary.
21. Email received June 17, 2022, from Morris County regarding This Week in Morris County: Morris County & Arts Community Honor the Late Viki Craig.
22. Email received June 17, 2022, from Morris County regarding Morris County & Arts Community Unveil Plaque to Viki Craig.
23. Email received June 22, 2022, from Morris County regarding Morris County Grant Program Brings Sunshine to Four Small Businesses on the First Day of Summer.
24. Email received June 22, 2022, from Morris County regarding Morris County Ranks in Top 25 Healthiest Communities in America.
25. Email received June 23, 2022, from Morris County regarding Morris County Considers 30 Historic Sites for Preservation Funding.

**UTILITIES**

26. Letter received June 21, 2022, from New Jersey American Water regarding New Jersey-American Water Company, Inc. Distribution System Improvement Charge (“DSIC”) Foundational Filing. BPU Docket No. WR22030230.

**President Nicastro:** We have 26 pieces of Correspondence. Does anyone have any questions on the Correspondence? Seeing none. I open the hearing to the public on Ordinance #19-2022,

ORDINANCES FOR PUBLIC HEARING:

**Ord.#19-2022** Ordinance Amending Section 3(e)(i) and Section 3(e)(ii) of Bond Ordinance #7-2022 of the Township of Mount Olive, In the County of Morris, New Jersey, Finally Adopted April 6, 2022, in Order to Include an Additional Project.

**President Nicastro:** Mr. Roman, would you take that one?

**Mr. Roman:** Thank you, Mr. President. I move for adoption and final passage of Ordinance #19-2022.

**Mr. Mania:** Second.

**President Nicastro:** Does anyone from the public wish to be heard on this Ordinance now? Raise your hand. Seeing none. I will close it to the public. Any Council have any questions? Comments? Seeing none. Roll Call, please.

**ROLL CALL:** Passed unanimously

**President Nicastro:** Ordinance #19-2022 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 . . . next item on the Agenda for first reading is Ordinance #20-2022,

ORDINANCES FOR FIRST READING: (2<sup>nd</sup> reading July 12, 2022)

**Ord.#20-2022** An Ordinance of the Township of Mount Olive, In the County of Morris and State of New Jersey, Amending Section 550-23 of the Township Code to Update and Clarify Zoning Permit and Certificate of Occupancy Requirements.

**President Nicastro:** Mr. Mania.

**Mr. Mania:** Thank you, Mr. President. I move that Ordinance #20-2022 be introduced by title and passed on first reading and that a meeting be held on July 12, 2022, at 7:00pm via Zoom for a public hearing, consideration of second reading, and passage of said Ordinance, and that the Clerk be directed to publish, post and make available said Ordinance in accordance with the requirements of the law.

**Mr. Stewart:** Second.

**Mr. Roman:** Second.

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

**ROLL CALL:** Passed unanimously

**President Nicastro:** We have 16 Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mr. Stewart, would you move Consent Resolutions, please, one through sixteen?

CONSENT RESOLUTIONS AGENDA:

PUBLIC PORTION ON CONSENT RESOLUTIONS

1. Resolution of the Township Council of the Township of Mount Olive Relative to Mount Olive Carnival Week July 13<sup>th</sup> Through July 17<sup>th</sup>, 2022.
2. Resolution of the Township Council of the Township of Mount Olive Closing Spring Street Between Center St and High St July 3<sup>rd</sup>, 2022, Between 2pm and 9pm For the Purpose of Holding a Block Party (Rain Date – None).
3. Resolution of the Township Council of the Township of Mount Olive Authorizing the Township to Abate a Nuisance Property Located at Block 1801, Lot 6.02 (50 Indian Spring Road).
4. Resolution of the Township Council of the Township of Mount Olive Authorizing the Sale of Surplus Property Through Public Auction.

5. Resolution of the Township Council of the Township of Mount Olive Accepting the Bid For the Sale of Certain Municipal Land and Property From the Township Auction of June 14, 2022 (Block 3513 Lot 7, 60 Mount Olive Road).
6. Resolution of the Township Council of the Township of Mount Olive Authorizing the Submission of a Grant Application and Execution of a Grant Agreement With the New Jersey Department of Transportation For the Rehabilitation of International Drive at Route 46 Project.
7. A Resolution of the Township of Mount Olive, In the County of Morris and State of New Jersey, Authorizing the Execution of a Contract and Use of Open Space Funds For the Purchase 5 Pondview Lane (Block 6900, Lot 26) Located In the Township of Mount Olive, Morris County, New Jersey.
8. 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 (Strengthening Local Public Health Capacity Program FY 2023 For \$274,735).
9. 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 Into the 2022 Municipal Budget (Vaccination Supplemental Funding FY 2022-2023 \$50,000).
10. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Professional Services Agreement For Planning Board Engineer to Van Cleef Engineering Associates.
11. Resolution of the Township Council of the Township of Mount Olive Authorizing Change Order No. 1 For BID #08-2021 Roof Restoration – Part II Henry Seward House (Lewis-Graham, Inc.).
12. Resolution of the Township Council of the Township of Mount Olive Authorizing Change Order No. 1 For BID #09-2021 Phase IIIB: Interior Restoration and Rehabilitation of Mt. Olive Baptist Church (Lewis-Graham, Inc.).
13. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Contract For RFP #03-2022 Holiday Lights Festival Concession Services (HSH Property Management LLC).
14. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a One-Year Contract Extension to Peterson and Sons Tree Service For BID #15-2019 Tree Removal, Tree Trimming & Stump Grinding.
15. Resolution of the Township Council of the Township of Mount Olive Approving a “Non-Fair and Open” Vendor Service Contract Pursuant to the “Pay-to-Play” Law (Castle Printing).
16. Resolution of the Township Council of the Township of Mount Olive Authorizing the Renewal of Alcoholic Beverage Licenses For the 2022-2023 Licensing Period.

**Mr. Stewart:** Thank you, Mr. President. I move for adoption and passage of Consent Resolutions one through sixteen.

**Mr. Mania:** Second.

**President Nicastro:** Anyone from the public wish to be heard on any Resolutions, raise your hand. Seeing none. Any Council Comments? Seeing none. Roll Call, please.

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

**President Nicastro:** Mr. Roman, would you please move the Bill List?

## MOTIONS

1. **Bill List**

**Mr. Roman:** So moved.

**President Nicastro:** Do we have a second?

**Mr. Ferrante:** Second.

**President Nicastro:** All right. Anyone from the public wish . . . have any questions on the Bill List, raise your hand. Seeing none. Closed to the public. Any Council comments or questions? Seeing none. Roll Call, please.

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

**President Nicastro:** Administrative Reports. Andrew.

**ADMINISTRATIVE REPORTS**

**Mr. Tatarenko:** Thank you, Council President. I do have a handful. We started some work at Turkey Brook Park and Powerline Park to rehabilitate the basketball courts and the tennis courts. Both of those have been milled and paved and now we have to wait about 30 days for the oils to settle before we put the final topcoat on but those two projects are underway. Alex.

**Mr. Roman:** Yeah, on the 30 day wait, does that mean no playing on that court?

**Mr. Tatarenko:** Well, the hoops aren't up yet either. We still want to give some time for the concrete to settle. I mean, they could play. It's not going to be lined. It could be just, you know, unofficial play.

**Mr. Roman:** Okay.

**Mr. Tatarenko:** But, you know, . . .

**Mr. Roman:** So, we're talking end of July, maybe?

**Mr. Tatarenko:** Yes. End of . . .

**Mr. Roman:** Okay.

**Mr. Tatarenko:** . . . July for it to be completely painted. You know, the fence back up . . .

**Mr. Roman:** All right. Are we going with the same color scheme as before?

**Mr. Tatarenko:** As of now, yes.

**Mr. Roman:** All right.

**Mr. Tatarenko:** That blue and the beige, I think it was.

**Mr. Roman:** Thank you.

**Mr. Tatarenko:** Okay. Just to give you an update on the Health and Wellness Center Project: We had our first meeting with the architect last week. I invited most of the Department Heads to provide input on that. The architect thinks within the next 30 days, he'll be able to provide us with kind of like a program booklet of what the next steps are. Kind of what some of our ideas are. This way they could start to develop some schematics of the building and then once I have that I will share that with you as well for any of your input and comments. An update on the Clover Hill Tree and Sidewalk Project: Our arborists did complete the study of all the trees. There's actually less shade trees than initially thought to be removed. We identified 19 shade trees and 6 private trees that need to be removed along with corresponding sidewalks. So, all the notices have gone out to the homeowners. The trees should be coming down by the end of July and then we'll coordinate with the concrete vendor in August to do the repairs.

**Mr. Roman:** Andrew, on the tree . . . Clover Hill tree thing . . . what is the response rate from residents when we sent out the survey? Like, are we getting half of them responding?

**Mr. Tatarenko:** There wasn't really a survey. It's just really notifying them. So, actually, the feedback has been very positive. Out of the 19 shade trees that are coming down, all those homeowners are on board. They realize that, you know, they're dangerous and the sidewalks need to be replaced. Even the homeowners that

have private trees that I’ve noticed to take down their trees as well. They’ve actually been very receptive and everyone’s kind of on board with improving the walkability of that neighborhood. So, it’s been a good project.

**Mr. Roman:** Good. Thank you.

**Mr. Tatarenko:** Two more. We started our road resurfacing program. Most of the roads have been milled. We’re going to start paving tomorrow on Drakestown and then continue on. It’s not as many roads this time as in the past, just because some of the roads are so long, but we’re getting that done this week and then we held our public auction several weeks ago. We sold everything but the IT equipment. You might’ve noticed the Resolution. We’re reauctioning the IT equipment individually, but we sold everything else for about \$20,000.00. So, that was good to get rid of some of those items. That’s all that I have.

**President Nicastro:** All right. Alex.

**Mr. Roman:** Yeah. On the auctioning the equipment, what happens if we have, once again, no bidders. Are you allowed to just give away the equipment?

**Mr. Tatarenko:** Yeah, I believe once there . . . once you have two unsuccessful bids, you can enter into private sales if you would want or at that point, I could also just move to recycle some of the IT equipment. We’re not getting any money anymore for our electronics. But yeah, I could either private sale or then just discard it.

**Mr. Roman:** All right. Okay. All right. Thank you.

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

**OLD BUSINESS - none**

**NEW BUSINESS - none**

**LEGAL MATTERS - none**

**Mr. Testa:** Nothing to report right now, Council President.

**President Nicastro:** Thank you. Council Reports, then. Mr. Amianda. Do you have anything for the Board of Education or Seniors?

**COUNCIL REPORTS**

Board of Education Liaison Report  
Senior Citizen Liaison

**Mr. Amianda:** Yes, Mr. President. The Board of Education approved the commencement of middle school students on June 15, 2022, at 5:30pm and then, another commencement approval of senior class students graduating. Graduation of the senior students was approved on June 17, 2022.

**President Nicastro:** Okay. Anything for the Seniors?

**Mr. Amianda:** Seniors approved the motion on June 10, 2022, . . . the seniors approved the . . . we had a meeting with invited students . . . visitors and the seniors approved a Resolution to accept the reorganization of the seniors and they approved the promotion of the senior’s president. They approved him for the third time on the council.

**President Nicastro:** Okay. Thank you, Mr. Amianda. Mr. Ferrante, is there anything for Environmental, Lake, Library?

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

**Mr. Ferrante:** I won’t have anything until next meeting. Everybody’s meeting next month.

**President Nicastro:** You got it. Mr. Mania, anything on Legislative or Planning?

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** Planning Board, Mr. President, we had a meeting on June 16, 2022. We had development applications. One on 6 Stark Court. It wasn't approved. It was . . . we asked the applicant to come back because he could not justify the positive criteria and he's going to come back with a planner and he's going to be heard again on July 21, 2022. We approved a request for preexisting, nonconforming use certification of a residential dwelling in the C1 zone, 327 Route 46 that was approved and that's it, Mr. President.

**President Nicastro:** Thank you, Mr. Mania. Mr. Stewart, Economic Development?

Economic Development Committee Report  
Community Action Panel Report – none

**Mr. Stewart:** Yeah, we had a big meeting on June 15, 2022, with two special guests that were focused on the New Jersey Clean Energy and Resilience Planning. Great meeting and our next meeting's scheduled for the 20<sup>th</sup> of July.

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

Recreation Liaison Report – none

**Mr. Roman:** Nothing to report.

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

**President Nicastro:** Thank you. At this time, if anyone from the public wishes to be heard, you can raise your hand on the Zoom app to be recognized. It doesn't look like anyone has any questions at this time or . . . there's Alan Fulton has his hand up. Alan, just state your name and address for the record when you're unmuted, please.

## **PUBLIC PORTION**

**Mr. Fulton:** Hi, this is Alan Fulton, 90 Waterloo Road, Budd Lake. Sorry I was so late there getting my hand raised. I was in another room. Well, I just wanted to take a minute and thank the Mayor, Andrew, the Rec Department for the Block Party this past Friday. It was a great time, and it has to be recognized. We had, you know, a good turnout there. A lot of family-friendly stuff going on, good camaraderie, it was a good event all around and I just wanted to say thanks for it.

**President Nicastro:** We appreciate that, Alan. It's good to hear positive stuff. Appreciate that.

**Mr. Fulton:** Yeah, it's rare when you hear that from me, right?

**President Nicastro:** No, you're okay.

**Mr. Fulton:** Well, thanks again, guys.

**President Nicastro:** Thank you, Alan. Appreciate it. Anyone else from the public wish to be heard at this time? Seeing none. I will close it to the public. We are going to go into Executive Session. There'll be no other business when we come out of Executive Session. So, if you would like to stay on the call when we get off, you can, if not, feel free to leave at that time because we'll come to adjourn. At this time, I would like to ask Mr. Mania to bring us into Executive . . . Andrew, one quick question though. Do we have a phone number to call in again? I'm sorry. Did I have it from last one or . . .

**Mr. Tatarenko:** I can't . . . I emailed everyone earlier this morning.

**President Nicastro:** Okay.

**Mr. Tatarenko:** I can't transpose it.

**President Nicastro:** No, it's right here. I got it, never mind. I thought it was . . .

**Mr. Tatarenko:** You have it?

**President Nicastro:** Yeah, I got it.

**Mr. Tatarenko:** Okay.

**Miss Masser:** Joe. Joe.

**President Nicastro:** Yes.

**Miss Masser:** There's a Resolution on. Number 17.

**President Nicastro:** Oh, sorry.

**Miss Masser:** To go into Executive Session.

**President Nicastro:** Oh, okay.

**Miss Masser:** So, we just need somebody to move it and second it.

**President Nicastro:** Okay. Okay, so we will have one more business when we get back on that Resolution number 17.

**Miss Masser:** No, we need to do it now.

**President Nicastro:** Oh, I thought it was after.

**Miss Masser:** The Resolution moving us into Executive Session.

**President Nicastro:** Okay. So, John . . . John brought us into Executive Session.

**Mr. Mania:** I haven't done it yet.

**Miss Masser:** No. Someone just needs to move Resolution . . .

**Mr. Roman:** I make a motion . . .

**Miss Masser:** . . . number 17.

**President Nicastro:** I got you.

**Mr. Roman:** I make the motion that we approve Resolution number 17.

**Mr. Mania:** Second.

**President Nicastro:** All in favor?

**Council:** All in favor, none opposed.

**President Nicastro:** Okay, so, do we need to read the Executive Session thing yet or does this take care of it?

**Miss Masser:** No.

**Mr. Mania:** Want me to take care of it now?

**Miss Masser:** No, we're good.

**President Nicastro:** We're good. Never mind, John. We don't need to read it anymore. I didn't know that. I was just on there. Okay. So, we're just going to into Executive Session.

**Executive Session began at 7:25pm and concluded at 7:50pm**



**President Nicastro:** I call to order back the meeting. The public meeting for June 28, 2022. The last thing on the meeting was Council Comments. I’m going to ask and go around. Mr. Amianda, any comments?

COUNCIL COMMENTS

**Mr. Amianda:** None.

**President Nicastro:** Mr. Stewart.

**Mr. Stewart:** Wishing everybody a great Fourth and a congratulations and best of luck to Claudia.

**President Nicastro:** Thank you. Thank you. Mr. Ferrante.

**Mr. Ferrante:** Nothing tonight.

**President Nicastro:** Mr. Roman. I’ll go to Mr. Mania first. You’re muted. Any comments? Okay. I think I got it, but you’re muted so we couldn’t hear you, John. There you go.

**Mr. Mania:** Please pray for everybody in the Ukraine and have a healthy, happy Fourth of July.

**President Nicastro:** Thank you. Mr. Roman, anything?

**Mr. Roman:** Yeah, at the last Council meeting, in my attempt to be humorous and throw a little levity, I made a comment that was interpreted by our IT Department in a way that was not intended. But it was brought to my attention as such, I immediately called the individuals, but I wanted to take this opportunity to apologize to them publicly in case there was anyone who had listened to the meeting itself and, you know, found my comment to also believe that our IT Department was not up to task. So, I once again want to take this opportunity to say that we have one of the best workforces of all municipalities and once again, thank our Administration and the . . . specifically the IT Department, Scott Gaskill and Dane for their work and I do know what they do. It’s hard work and no 12-year-old can do it.

**President Nicastro:** Thank you, Mr. Roman. Do we have a motion to adjourn?

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:53pm.

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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 July 12, 2022.

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Michelle Masser, Township Clerk