

The Public Meeting of the Mount Olive Township Council was called to order at 7:23pm by Vice President Roman.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

**Vice President Roman:** 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, and Mr. Roman

**Absent:** Mr. Nicastro

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

**Vice President Roman:** Okay. Let the record reflect, once again, Mr. Nicastro is not in attendance. All right. We’re on to approval of previous Minutes. Mr. Ferrante.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

September 6, 2022 WS & PM

**Mr. Ferrante:** Sure, I make a motion to approve the September 6, 2022, Workshop and Public Meeting Minutes.

**Mr. Mania:** Second.

**Vice President Roman:** Okay. Moved and seconded. Roll Call, please.

**ROLL CALL:** Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received September 6, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: September 5, 2022.
2. Email received September 7, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Tickets are almost SOLD OUT! Hurry and get yours now!
3. Email received September 8, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Sharing is caring! Learn more!
4. Email received September 9, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding September Community Events: Here's what to expect!
5. Email received September 12, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: September 12, 2022.

**RESOLUTIONS/ORDINANCES OTHER TOWNS**

6. Email received September 12, 2022, from Borough of Mount Arlington regarding Resolution of the Borough of Mount Arlington Opposing New Jersey Division of Alcoholic Beverage Control's Special Conditions on Limited Brewery Licenses.
7. Email received September 12, 2022, from Netcong Borough regarding Ordinance 2022-13 - Electronic Plans.

**LEAGUE OF MUNICIPALITIES**

8. Email received September 12, 2022, from NJLM Weekly Round-Up regarding Rate Increase Action, Warehouse Siting Guidance, Transitional Aid.

**STATE AGENCIES/LOI/HIGHLANDS**

9. Email received September 7, 2022, from New Jersey Highlands regarding Welcome.
10. Email received September 12, 2022, from NJDEP regarding NJDEP Weekly Update.
11. Email received September 14, 2022, from NJDEP regarding Join NJDEP Commissioner LaTourette for a Roundtable Discussion on Climate Change and Economic Risk and other exciting Climate Week Activities!

**MSA/MUA – NONE**

**MORRIS COUNTY**

12. Email received September 9, 2022, from Morris County regarding This Week in Morris County: Join Morris County in Observing the 21st Anniversary of 9/11.
13. Letter received September 12, 2022, from Morris County regarding Public Hearing Notice.
14. Email received September 13, 2022, from Morris County regarding MORRIS COUNTY CONTINUES TO REMEMBER 9/11.

**UTILITIES**

15. Publication received September 7, 2022, from TC Energy regarding Pipeline emergency response information.
16. Letter received September 12, 2022, from Elizabethtown Gas regarding 2022 IIF Merger Notice of Public Hearings 09-29-2022.

**Vice President Roman:** Okay, we're on to Correspondence. There are 16 pieces of Correspondence. Does anyone have any questions on any? Okay. I don't see anybody's hand up. Okay, there are no Ordinances for public hearing. None for first reading. Consent Resolutions. Mrs. Labow. And just remember number 12 has been removed.

**ORDINANCES FOR PUBLIC HEARING: - NONE**

**ORDINANCE FOR FIRST READING: - NONE**

**CONSENT RESOLUTIONS AGENDA:**

**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing a per diem mutual aid agreement for water emergency standbys with the Morris County Fire Coordinator
2. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, 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 (\$5,000 for Donation - Rescue Boat)

3. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, accepting the 2021 Fire and Rescue Audits
4. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing a concession of a vending machine at the Municipal Building (ACE Healthy Vending)
5. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, requesting canceling the authorization of an emergency appropriation in accordance with N.J.S.A. 40A:4-46 - Current Fund - Fleet Maintenance - O/E
6. Resolution of the Township Council of the Township of Mount Olive regarding shared services for the fire inspections with the town of Hackettstown for the year 2023-2024
7. Resolution of the Township Council of the Township of Mount Olive authorizing the Township to abate a nuisance property located at Block 3202, Lot 9.01 (27 Forest Road)
8. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor service contract pursuant to "Pay-to-Play" Law (Core and Main)
9. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor service contract pursuant to "Pay-to-Play" Law (Native Fields Landscaping)
10. Resolution of the Township Council of the Township of Mount Olive approving a "non-fair and open" vendor service contract pursuant to "Pay-to-Play" Law (Russell Reid)
11. 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 (October 1, 2022 – December 31, 2022)
12. Resolution Authorizing a Developer's Agreement for 50 Main Road - **REMOVED**
13. Resolution determining the form and other details of \$11,788,000 general obligation bonds, series 2022, consisting of \$10,687,000 general improvement bonds, series 2022, \$152,000 special assessment sewer utility bonds, series 2022, and \$949,000 water utility bonds, series 2022, of the Township of Mount Olive, in the County of Morris, New Jersey, and providing for their sale
14. Resolution providing for the combination of certain issues of water utility bonds, series 2022, of the Township of Mount Olive, in the County of Morris, New Jersey, into a single issue of bonds aggregating \$949,000 in principal amount
15. Resolution providing for the combination of certain issues of general improvement bonds, series 2022, of the Township of Mount Olive, in the County of Morris, New Jersey, into a single issue of bonds aggregating \$10,687,000 in principal amount

**Mrs. Labow:** Yes. I move for adoption and final . . .

**Vice President Roman:** I apologize. I apologize. Does anyone want to move any to Non-Consent?

**Mrs. Labow:** Oh. Thank you.

**Vice President Roman:** Okay. I don't see any. Mrs. Labow, please.

**Mrs. Labow:** I move for Consent Resolutions one through eleven and thirteen through . . . what's the last one? Fourteen through . . .

**Miss Masser:** Fifteen.

**Mrs. Labow:** . . . fifteen.

**Mr. Mania:** Second.

**Vice President Roman:** Okay. It's been moved and seconded. Is there any Council comments? I don't see any. Roll Call, please.

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

**Vice President Roman:** Okay, so I open the public . . . any questions on the Resolutions? Don’t see any. Okay. Administrative . . . I’m sorry. Bill List. Mr. Mania.

**MOTIONS**

- 1. Bill List

**Mr. Mania:** Thank you, Mr. President. I move for adoption of the Bill List.

**Vice President Roman:** Can I get a second?

**Mr. Ferrante:** Second.

**Vice President Roman:** Okay. It’s been seconded. Any questions? Okay. Roll Call, please.

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

**Vice President Roman:** Administrative Reports. Andrew.

**ADMINISTRATIVE REPORTS**

**Mayor Greenbaum:** I’ll start, actually. Police Department and the Town Council participated in Bag Out Hunger on Saturday, September 17, 2022, and also Stuff the Hummer, which I believe was a community event related to No One Should Ever Go Hungry. This last Friday, we had Country in the Park. I know they had a nice attendance. It was a beautiful evening. I was there for a short period of time and this Saturday, September 24, 2022, Raiders of the Lost Park Mud Run. The event starts at 9:00am. It goes until about 1:00pm and it’s my understanding that this will be the last year that the municipality’s going to be running that event. So, I encourage everyone to come out and participate if you’re going to be in Town on the 25<sup>th</sup>. Andrew.

**Mr. Tatarenko:** Thank you, Mayor. I do have a handful of announcements. Bartley-Flanders Road is being repaved as we speak. This is a County project that they’ve undergone. So, they’ll be paving that road from the Route 206 intersection near the old Toys “R” Us Warehouse, only up to about the Top Dog Training Facility and they’ll also be continuing to the left into Washington. So, if you’re in that area, expect some delays over the next two weeks. We also do experience some flooding in that area. So, I have asked them to take a look at that and hopefully they could recontour the road to improve that. Just to give you an update on the Pinecrest POFA water issue, our engineer has concluded his study of what needs to be done there. So, we do have some preliminary budget estimates of about \$660,000.00 to \$700,000.00 to remediate the PFOAs. The bulk of that will be budgeted in next year’s budget but we do have some funding available this year. So, I’m hoping that we could at least execute the contract with the engineer to start the design of that work but again, we anticipate that next year in compliance with the DEP requirement. Last week we launched our new financial management budget software. Sherry and her office did a lot of work of getting all the backend data into the system. Our staff was trained and we’re starting to use that software as we’re entering our budget requests for this year. So, I think you’ll all be impressed with the end product come budget time and that is all that I have.

**Vice President Roman:** All right. Thank you, very much. Old Business. Don’t see anybody’s hands. New Business. Okay. Seeing none. Legal Matters.

**OLD BUSINESS - none**

**NEW BUSINESS - none**

**LEGAL MATTERS**

**Mrs. Sharpe:** Thank you, Council President. Just a couple of Ordinances I wanted to mention that will be coming soon. One, I think I previously mentioned. There was new legislation whereby business owners and owners of rental units in certain multifamily dwellings have to register with municipalities. I looked at it a little deeper. It does go into effect November 3, 2022. We’re working on an Ordinance, a pretty simple Ordinance, really, for the Township to adopt to authorize you to go ahead and do that. You can charge a fee, a reasonable fee for the registration but it’s something that the Clerk will likely be handling, you know, business owners will fill out an application. They have to provide their certificate of insurance showing a certain level of coverage

that's set forth in the statute and then the Clerk's Office would issue some sort of registration form. I've talked to Michelle a little bit about it offline. So, that will be coming and Greg, I was thinking it might be helpful because it's really on the businesses, to be aware of this. So, it might be helpful if we liaison a little bit with you. I can get you the information to kind of spread the word.

**Mr. Stewart:** Perfect because we're going to be relaunching the EDC. Timing's perfect.

**Mrs. Sharpe:** Okay. Terrific. And then, you may have read about the comprehensive lead package that the Governor signed into law last year. There're two aspects. One is lead paint inspections; the other is replacement on any lead waterlines . . . service lines including not just on the municipal side but on the homeowner side. So, we will be working on Ordinances for those and of course, working with Administration and with the Township to make sure that everyone is in compliance with that and that is my report.

**Vice President Roman:** Thank you, very much. Okay, we're on to Council Reports. Mr. Amianda, Board of Education and Senior Citizens?

## COUNCIL REPORTS

Board of Education Liaison Report  
Senior Citizen Liaison

**Mr. Amianda:** Thank you, Mr. President. The Board of Education held its regular meeting yesterday, September 19, 2022, and held . . . 2022 and then the Board also took action on personnel action items, finance operations, and technology. Also, the Board of Education discussed about the demographic study . . . the need for the demographic study so that they plan ahead as the population of students in the district are going up and we're going to need more room for them and teachers to take over. So, they warned that the demographic study's going to affect us as a school district. So, it's very important and also, there was a discussion about the infection notification, especially in schools and that is going to be, I think it's going to be funded by the government. The government, Federal Government is going to help fund us with that . . . the spreading of the infection in the district. So, that was a good point. Besides that, the school is in full swing. People are very positive about it and as far as the Board of Education . . . and today, Mount Olive Senior Citizens held their social club meeting. They had 65 members show up for the meeting. Usually, when the population of the people growing rate to the club has gone up. It's now gone up to about 130 members. I think that's the end of the report on this.

**Vice President Roman:** Okay. That's good to hear on the increasing membership. That's good to hear. All right. Thank you, Mr. Amianda. Mr. Ferrante, Environmental, Lake, and Library?

Environmental Committee  
Lake Issues – none  
Library Board Liaison

**Mr. Ferrante:** Sure. The Library, we met last week. Mauro gave a couple of updates. Circulations continue to be at pre-pandemic numbers, if not better. He reviewed some maintenance issues including some new leaks in the roof, although they seem to be minor. He did provide an update on some of the health insurance premiums . . . the increase that potentially is going through. Not a huge impact on the Library Board members or the Library employees, I mean. The Board of Trustees President, Beth Blakey, she reviewed a new survey that's going to be distributed, both hard copy and electronically to review different programming and events, building and staff. If you haven't checked it out, the Library has a new website. It's really, really good. Really sharp. So, check it out: [www.mopl.org](http://www.mopl.org). That's it for the Library. Environmental, we met two weeks ago, and we were able to have Larry Kovar from Aquatic Analysts join our meeting. He gave a really good update on the status of the Lake. He reviewed prior treatment schedules, you know, which used grant funds. I know Andrew had mentioned this before, there is no grant awarded for next year. So, we'll look to be using budget money to treat the Lake. One of the interesting parts that Larry brought up was through the grants, the DEP sort of forced him to use certain treatments which were extremely expensive and so, through the spring and summer of the treatments, the grant money was used up a little quicker than if he would've gone out using a different treatment schedule that he would've liked or preferred. So, he did talk about that, and I think it'll probably be something that he'll look to do next year, and this is more for the treatment of the curly-leaf pondweeds and some of the other algae items and that is it. Nothing else meets until October again.

**Vice President Roman:** All right. Thank you, very much, Mr. Ferrante. Mrs. Labow, Open Space, Board of Health, and Stigma?

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

**Mrs. Labow:** Open Space did not meet this week. We'll meet next month. The Health . . . Board of Health meets tomorrow and I will say, I found out about a company in Roxbury, which one of my relatives works at had a large number of employees call out sick today and they are now closed till Monday while they do a . . . sanitize the entire building. So, that's interesting, which is a good reason to take note. Use precautions. It is where people are starting gather together, coming back from vacation. So, precautions is a good way to handle things and that's all I have.

**Vice President Roman:** All right. Thank you, very much. Mr. Mania, Legislative and Planning?

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** Nothing on Legislative. Planning, last week's meeting, two applications, two d variances, of which I cannot participate or vote on so, I couldn't but I'll be at the next meeting. Thank you.

**Vice President Roman:** All right. Thank you. Mr. Stewart, Economic Development and Community Action.

Economic Development Committee Report  
Community Action Panel Report

**Mr. Stewart:** Community Action is still on hold till 2023 but a couple months ago, as we made the recommend . . . the award last week, or two weeks ago, of our chairperson retiring, Jeff Stadelman . . . over the last couple weeks, we've been meeting with Andrew and the Administration and putting together a relaunch of the EDC for October 19, 2022. So, we'll be refocusing and focusing on a bunch of different things that . . . the Township wanted us to do . . . so, then October 19, 2022, it's a Wednesday night, they will be relaunching the EDC.

**Vice President Roman:** All right. Thank you, very much. Okay. We're on to our last public portion. Does anyone from the public wish to be heard? Okay. I see Ms. Charlie Uhrmann's hand's up. Andrew, will you unmute her?

Recreation Liaison Report – none

**Mr. Tatarenko:** She needs to unmute herself. Oh, there we go.

**Vice President Roman:** There we go. Ms. Uhrmann, name and address for the record please.

## PUBLIC PORTION

**Ms. Uhrmann:** Okay. I'm going to . . . my name is Charlie Uhrmann with the All Veterans Memorial. The Veterans Memorial is located at 30 Flanders Road in Budd Lake, New Jersey, 07828.

**Vice President Roman:** Okay.

**Ms. Uhrmann:** Okay. I just wanted to make a comment. As many of you know, last Friday marked the All Veteran Memorial's 8<sup>th</sup> year in hosting the National POW/MIA 24 Hour Vigil, which is a federally recognized date to observe the . . . the vets observed on the third Friday of September of each year. We typically will begin our 24-hour vigil at 4:30pm at the POW/MIA/PTSD Remembrance Wall and our event, I think you all know that it honors all of New Jersey's Prisoners of War and those remaining Missing in Action by reciting their names, their ranks, serial numbers, and then the last date and location that they were last seen. Last year, we had approximately, I'm sorry, this year we had approximately 300 participants and visitors. This year was especially . . . it was special because of the passing of the Rolling Thunder co-founder, Joseph Bean and Billylee Appice's 30-year civic service. Both men passed away this year. So, we had dedicated the event in their honor. Also, this year we had the American Legion commander Steve Fisher and the Vice Commander Will Kramer in addition to the United States Army and Seton Hall's University Army ROTC Honor Guard to perform the 21 Gun Salute at our event and I wanted to address the Council and the Mayor regarding to what now appears to be a kind of an ongoing conflict between our POW MIA Vigil and Mount Olive Recreation's Concert schedule. We were advised by a parks employee that the recreation had planned a country concert at the same time as our POW MIA Event. A similar conflict transpired last year, whereby we respectfully cancelled a Thirty-Year Anniversary Celebration for Rolling Thunder Founder Artie Muller. Last year's cancellation not only affected

our celebration but also affected several of our local organization's ability to fundraise. So, and we really looked at this conflict as just being simply a breakdown in communication. So, in an effort to avoid any conflict in the future last year, I had personally spoken to Mount Olive Recreation Director Jill Daggon and explained that the AVM only has two federally recognized events and we had asked her if she would please consider working around those two events, since the nature of those events are pretty solemn, you know, it's kind of . . . they're kind of serious. We actually believed that our request was reasonable. This is not . . . certainly not to say that we expected everything to come to a halt at the park. This is not what we expected at all. But we did kind of want to make sure that the things that were planned at the park was respectful to our solemn event. But the concert rather upset some of the people who actually came to the AVM to participate in the event itself and in all fairness, we could barely hear the music behind the wall. As a matter of fact, the calming sounds from the newly installed fountain almost drowned out the music and the celebration completely, however, the participants who are coming to the event in the parking lot expressed a lot of concern in relation to what the Township was thinking to put a concert so close to our POW MIA event. While I don't expect everyone to feel the same way as I do as it relates to the sacrifices made to preserve our freedoms, I do believe it would really go a long way for everybody to at least respect each other's beliefs and passions and all. On a more positive note, the fountain was absolutely stunning, and I really thank the Township for that beautiful fountain. It really did touch a lot of people's hearts and just the sound of the water created an amazing, calming atmosphere. So, and everybody who attended the program expressed how moving the fountain was and how spiritually overwhelming that they were to hear it. So, and I do thank you for it, but I did kind of want to bring this to everyone's attention as far as the POW MIA. I specifically . . . I don't want any conflicts, but I do have a struggle with the fact that we're naming or we're reciting the names, ranks, and serial numbers of people who didn't come while we've got fireworks and jubilee in the background and it just sits poorly, I think just in the face of the Township itself because we had literally 21 state, local, and county organizations that walked away a little bit disappointed. So, I just wanted to kind of bring that to everybody's attention.

**Vice President Roman:** Thank you, very much, Ms. Uhrmann for bringing this up. Andrew, if you could hopefully for next year make sure there's at least more coordination happening and Ms. Uhrmann, I'll bring it up as part of the Recreation Committee. I'll bring this up for discussion because I can understand your point completely and I tend to agree with you. All right. Thank you. Does anybody else have any questions for Ms. Uhrmann?

**Ms. Uhrmann:** Thank you.

**Vice President Roman:** All right. Seeing none. Does anyone else from the public wish to be heard? Okay. I don't see any more. All right. Closed to the public. All right. We're on to Council Comments. Let's go in order. Mr. Amianda.

## COUNCIL COMMENTS

**Mr. Amianda:** Mr. President, I would like to thank all the people who came to Memorial Day in spite of the weather being very rough. The attendance was good and they seemed to enjoy the occasion. It was very good to have shown up in spite of weather being so bad.

**Vice President Roman:** Thank you. Mr. Mania.

**Mr. Mania:** Stay healthy and God bless all.

**Vice President Roman:** All right. Thank you. Mrs. Labow.

**Mrs. Labow:** Yes. I just want to say that the Queen Elizabeth passing was of course, expected. Where none of us live forever and she just did an amazing . . . had an amazing life. Did an amazing job as queen and it's going to be interesting to see how King Charles moves forward and it's going to be . . . she will be missed all the way around and I just wanted to say God bless and thank you for all the wonderful things she provided for in this world. That's it.

**Vice President Roman:** Thank you, Mrs. Labow. We've got to get used to saying God save the King . . .

**Mrs. Labow:** King. Yes.

**Vice President Roman:** . . . for those of us that are so inclined.

**Mrs. Labow:** She was an amazing woman, I'll tell you.

**Vice President Roman:** For those who haven’t, I encourage you to watch The Crown on Netflix.

**Mrs. Labow:** Yes. Oh, yes. Absolutely.

**Vice President Roman:** Mr. Stewart.

**Mr. Stewart:** Nothing tonight.

**Vice President Roman:** Mr. Ferrante.

**Mr. Ferrante:** Nothing tonight, Alex.

**Vice President Roman:** All right. Thank you. As I am apt, I will have the last word. Earlier, Mrs. Labow and I had a little discussion about my comment and according to the Wall Street Journal, August 18<sup>th</sup>, U.S. home sales dropped in July for the sixth straight month. Now, closer to home in New Jersey, NJ.com, August 29<sup>th</sup>, homes sold slower and median prices were down month over month in nearly half of New Jersey’s 21 counties. Now, that does not obviously indicate Mount Olive, which Mrs. Labow is very well-versed in. So, I will defer to her expertise in Mount Olive real estate as to indicating the health of Mount Olive real estate.

**Mrs. Labow:** I looked up Mount Olive.

**Vice President Roman:** Mrs. Labow, you can have the last word.

**Mrs. Labow:** I quickly looked up Mount Olive and the past couple of months in Mount Olive, home prices sold at 103 percent higher than listed price, which isn’t a tremendous amount. There was very few sold less than listed price. I’ll send you all the details tomorrow, Alex. It’s amazing how much they’ve been selling for.

**Vice President Roman:** That’s good to hear for those . . .

**Mrs. Labow:** Our market is . . .

**Vice President Roman:** . . . for those that are looking to sell and those that are, those of us that are looking to buy more houses. We’ll look for the swing to go the other way.

**Mrs. Labow:** We have a healthy market in Mount Olive.

**Vice President Roman:** Yes, we do. Can I get a motion to adjourn please?

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:51pm.

\_\_\_\_\_  
Joe Nicastro, Council President

I, Susan Gouveia, 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 October 4, 2022.

js

\_\_\_\_\_  
Susan Gouveia, Deputy Township Clerk