

The Public Meeting of the Mount Olive Township Council was called to order at 7:25pm by Vice President Roman.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Miss Masser: 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 (present for the entire meeting, but could not unmute to speak), Mr. Ferrante, Mrs. Labow, Mr. Mania, Mr. Stewart, and Mr. Roman

Absent: Mr. Nicastro

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

Vice President Roman: Thank you, very much. Mr. Ferrante, could you move the approval of previous Minutes?

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

May 31, 2022 WS & PM

Mr. Ferrante: Sure, I make a motion to approve the May 31, 2022, Workshop and Public Meeting Minutes.

Mr. Mania: Second.

Vice President Roman: Moved and seconded. Any questions, comments? Roll Call, please.

ROLL CALL: Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

- 1. Email received May 31, 2022, from NOFA NJ Weekly Email: May 31, 2022.
- 2. Email received June 1, 2022, from Government Forms and Supplies regarding New Jersey Dog and Cat Tag Season – Coming Soon!
- 3. Email received June 2, 2022, from NOFA NJ regarding June is Dairy Month!
- 4. Email received June 6, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: June 6, 2022.

RESOLUTIONS/ORDINANCES OTHER TOWNS

- 5. Email received May 31, 2022, from Roxbury Township regarding Roxbury ORD 10-22 ADOPT Affordable Housing Zone District AH-9 (adopted 05-24-22).
- 6. Email received May 31, 2022, from Roxbury Township regarding Roxbury ORD 11-22 INTRO Affordable Housing Zone District AH-10 (adopted 05-24-22).
- 7. Email received May 31, 2022, from Roxbury Township regarding Roxbury ORD 12-22 ADOPT Affordable Housing Zone District AH-11+Amend AH-6 (adopted 05-24-22).

- 8. Email received June 6, 2022, from Randolph Township regarding Randolph Township Ordinance #17-22 – Introduction.

STATE AGENCIES

- 9. Email received May 31, 2022, from NJDEP regarding NJDEP – Invitation to Attend Upcoming Highlands Region EJ Community Engagement Session.
- 10. Email received June 2, 2022, from NJDEP regarding Final FFY22 Clean Water and Drinking Water Financing Program Priority System, Intended Use Plan (IUP) and Project List Documents.
- 11. Email received June 2, 2022, from DCA regarding Adopted Regulations – Design-Build Project Delivery.
- 12. Email received June 9, 2022, from NJDEP regarding Information on 2022 NJ Clean Communities Awards.
- 13. Email received June 9, 2022, from NJDEP regarding NJDEP Weekly Update.

MORRIS COUNTY

- 14. Email received May 31, 2022, from Morris County regarding Minutes of the Morris County Planning Board.
- 15. Email received June 1, 2022, from Morris County regarding Summit West Diner in Denville Served a Fresh Small Business Grant.
- 16. Email received June 3, 2022, from Morris County regarding This Week in Morris County: Landmark Diner Receives Small Business Grant.
- 17. Email received June 8, 2022, from Morris County regarding Morris County Holds AAA Financial Rating for 47th Consecutive Year.

Vice President Roman: Okay. We have 17 pieces of Correspondence. Does anyone have any questions or comments on any of the pieces? Okay. Hearing none. We’re on to Ordinances for Public Hearing. I open the hearing to the public on Ordinance #17-2022 entitled,

ORDINANCES FOR PUBLIC HEARING:

Ord.#17-2022 Ordinance Appropriating \$50,000 from the Reserve for Radio Improvements in the General Capital Fund for Radio Improvements in and by the Township of Mount Olive, in the County of Morris, New Jersey.

Vice President Roman: Does anyone from the public wish to be heard on this? Mrs. Labow, would you move it?

Mrs. Labow: Thank you, Mr. Vice President. I move for Ordinance #17-2022 to be moved for adoption and final passage.

Mr. Mania: Second.

Vice President Roman: It’s been moved and seconded. Any Council comments/discussion? Andrew, there was nobody in the public . . .

Mr. Tatarenko: No.

Vice President Roman: . . . that raised their hand for this?

Mr. Tatarenko: Nope. No one raised their hand.

Vice President Nicastro: Okay. Roll Call, please.

ROLL CALL: Passed unanimously

Vice President Roman: Ordinance #17-2022 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 now open the hearing to the public on Ordinance #18-2022 entitled,

Ord.#18-2022 An Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Section 550-114 of the Township Code to Require Collection of the Full Development Fee at the Time of Certificate of Occupancy Issuance.

Vice President Roman: Anyone from the public, Andrew?

Mr. Tatarenko: No.

Vice President Roman: Okay. Mr. Mania, would you move this, please?

Mr. Mania: Thank you, Mr. Vice President. I move for adoption and final passage of Ordinance #18-2022.

Vice President Roman: Can I get a second?

Mr. Stewart: Second.

Mr. Ferrante: Second.

Vice President Roman: All right. It’s been moved and seconded. Any Council discussion? Hearing none. Roll Call, please.

ROLL CALL: **Passed unanimously**

Vice President Roman: Ordinance #18-2022 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. Okay, we’re on to Ordinances for First Reading with a second reading of June 28, 2022. The next item on the Agenda for first reading is Ordinance #19-2022 entitled,

ORDINANCES FOR FIRST READING: (2nd reading June 28, 2022)

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.

Vice President Roman: Mr. Stewart.

Mr. Stewart: Thank you, Mr. Vice President. I would like to move that Ordinance #19-2022 to be introduced by title and passed on first reading and that a meeting be held on June 28, 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.

Mrs. Labow: Second.

Mr. Mania: Second.

Vice President Roman: Okay. It’s been moved and seconded. Any Council discussion? Hearing none. Any public discussion?

Mr. Tatarenko: No.

Vice President Roman: Okay. No. All right. Roll Call, please.

ROLL CALL: **Passed unanimously**

Vice President Roman: Okay. We’re on to Consent Resolutions. Does any . . . anybody want to move any to Non-Consent? Okay. Hearing none. Mr. Ferrante.

CONSENT RESOLUTIONS AGENDA:

PUBLIC PORTION ON CONSENT RESOLUTIONS

1. Resolution of the Township Council of the Township of Mount Olive Relative to National Night Out Which Will Be Held on August 2nd, 2022. (Rain Date August 3rd).
2. Resolution of the Township Council of the Township of Mount Olive Authorizing the Township to Abate a Nuisance Property Located at Block 1300, Lot 22.
3. Resolution of the Township Council of the Township of Mount Olive Waiving Fire Prevention Permit Fees to the Mount Olive Board of Education Related to the Graduation Fireworks on June 17, 2022.
4. Resolution of the Township Council of the Township of Mount Olive Authorizing the Use of Open Space Funds for Phase I Environmental Site Assessment / Preliminary Assessment at 302 Route 46, Budd Lake, NJ.
5. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Contract for the Purchase of a Lucas 3 Chest Compression System Off Bergen County Co-Op. (Stryker Sales Corp.)
6. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Contract for the Purchase and Installation of Three (3) Emergency Generators Off the ESCNJ Co-Op. (Foley, Inc.)
7. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Contract for RFP #02-2022 Installation, Maintenance and Operation of Electric Vehicle Charging Stations. (Greenspot JC, LLC)
8. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a One – Year Contract Extension to Mangiro Contracting For Bid #06-2020 General Concrete Construction for Sidewalks, Slabs, and Floors.
9. Resolution of the Township Council of the Township of Mount Olive Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for the Purchase of a Type I Ambulance Off the Houston – Galveston Area Council Cooperative. (VCI Emergency Vehicle Specialists)
10. Resolution of the Township Council of the Township of Mount Olive Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for the Purchase of a Skeeter Brush Unit Off the Houston – Galveston Area Council Cooperative. (Fire & Safety Services)
11. Resolution of the Township Council of the Township of Mount Olive Authorizing the Purchase and Installation of Industrial Storage Shelving Off the Sourcewell national Cooperative. (Modern Office Systems)
12. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Professional Services Agreement For Township Auditor to Gary Higgins of PKF O'Connor Davies, LLP.
13. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of a Professional Service Agreement for Engineering Services – Valley Brook Park. (Van Cleef Engineering Associates)
14. Resolution of the Township Council of the Township of Mount Olive Awarding a “Non-Fair and Open” Vendor Service Contract Pursuant to the “Pay-To-Play” Law. (Vasso Waste Systems) **REVISED 6/13/2022**
15. Resolution of the Township Council of the Township of Mount Olive Awarding a “Non-Fair and Open” Vendor Service Contract Pursuant to the “Pay-To-Play” Law. (Harrington Construction)
16. 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. (\$67,766.55 for Clean Communities)
17. Resolution of the Township Council of the Township of Mount Olive Authorizing the Renewal of Alcoholic Beverage Licenses for the 2022-2023 Licensing Period.

18. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, Authorizing Release of Additional Bonds to Waterloo Road Development, LLC in Connection with Development of 20 Continental Drive (Block 106, Lot 1 & Lot 1.02)

Mr. Ferrante: I make a motion to move Consent Resolutions one through eighteen.

Mr. Mania: Second.

Mrs. Labow: Second.

Vice President Roman: It’s been moved and seconded. Any questions? Seeing none. Roll Call, please.

ROLL CALL: **Passed with the exception of Mr. Roman, who abstained on Resolution number four**

Vice President Roman: All right. We’re on to the Bill List. Mrs. Labow.

MOTIONS

1. **Bill List**

Mrs. Labow: Thank you, Mr. Vice President. I’d like to move the Bill List.

Mr. Mania: Second.

Vice President Roman: Any questions on the Bill List? Anyone from the public have any questions on the Bill List? Okay. Hearing none.

Mr. Tatarenko: There is . . . there is one. Shelly raised her hand. So, if it’s about the Bill List then I’ll allow her to talk.

Ms. Morningstar: I may have raised the hand at the wrong time. I want to just give another thanks for something related to Township water that you discussed earlier. So, I’ll wait until you’re done with the Bill List for the Public Portion. My apologies.

Vice President Roman: No problem. Thank you, very much. Okay. Roll Call, please.

ROLL CALL: **Passed unanimously**

Vice President Roman: Okay. We’re on to Administrative Reports. Andrew.

ADMINISTRATIVE REPORTS

Mr. Tatarenko: Thank you, Councilman Roman. I do have a handful of items. I announced earlier before we went live that we now have a public access channel if you’re an Altice customer, you can tune to channel 78. The Council Meeting and Planning Board Meeting will be shown live and when there’s no live showing, then there’ll be a slideshow informing Township residents of Township events. So, it’s nice that that’s finally been set up. Just to give everybody an update on the Wawa, I’m sure you’ve all seen that this has been stagnant for some time, and it’s been slow to develop. I did reach out to the contractor or the developer, I should say, on whether it was Covid related, issues with the contractor, or we’re waiting for the permit through DOT. There’s obviously been some delays and then with the County now improving the intersection down below, that changed some of the timing on the traffic light which further delayed the issuance of the access permit but the Developer, if he gets the access permit within the next 30 days, still anticipates the sitework to be done by this year. So, I’m hoping that permit gets issued shortly. The Waterloo Valley Road Railroad improvements, this was something done by the DOT and New Jersey Transit. I took a drive there the other day and all the improvements are done and as they promised, they did improve the grading there. So, it’s a lot safer for all travelers to get across the railroad tracks, so, that’s done. We’ve started the process of implementing some new software here. One being our new budget management program and the other one being the agenda management software program. So, both are anticipated to go live this year. We’ll use the budget program for the next budget and we’re going to try to rollout the new agenda software in September, so, both of those systems will increase our transparency and make our systems more efficient. And just one last thing, we did have our predevelopment meeting with the DEP to discuss the Budd Lake Beach Redevelopment. The meeting actually went very well. They were in favor of the project, and they saw the benefit. There are some exemptions

or hardships that we’re going to have to file based on some of the buffer zones and being in a flood zone, but we should still be able to get the DEP’s approval without changing too many things to our concept plan. And that’s all that I have.

Vice President Roman: Thank you. All right. We’re on to Old Business. Anybody have any Old Business? Andrew, I’ll bring this up under Old Business. How’s it going with the integration when we go back to meeting in person and then integrating Zoom with Facebook Live? Is that working out?

OLD BUSINESS

Mr. Tatarenko: No, it’s been slow to progress. We did have a beneficial meeting about two months ago with a vendor that really seemed interested and had a good solution, however, we really have not been able to get the vendors to come back to the table with any proposals. So, you know, the IT Department’s still working on some solutions, but, you know, we can do a hybrid approach. I could easily set up the Zoom camera in the Council Chambers. You know, it won’t be an optimal solution but, you know, it would work. We’re really looking to enhance it and provide the best possible solution, but, you know, there is a solution, it’s just not . . . I have a solution with the current technology. We were trying to bring someone on board. So, up to the Council’s decision with how they want to return back.

Vice President Roman: Have we thought about reaching out to the Middle School? Because I guarantee there’s probably a 12-year-old that can make this work. In the meantime, is it possible that with our current Zoom if we can integrate it and just go Facebook Live? So, whenever the meeting starts, we just integrate it with our Township page and that way, it’ll kind of reach residents, you know, instantly, as soon as we go.

Mr. Tatarenko: I could find out. I mean . . .

Vice President Roman: Yeah, that’s . . .

Mr. Tatarenko: . . . they would, you know . . . it’s Zoom now. So, it is live. You’re saying to have it on the Facebook feed?

Vice President Roman: Yeah, because, you know, nowadays if you go Facebook Live, Facebook alerts everybody who follows, you know, would be following the Township page and then we instantly get an alert . . . be able to log in. It’s . . . so, see if we can integrate that. I think the more residents are aware of what we’re doing, I think the better it is for all of us. All right, we’re on to New Business. Anybody have any New Business? None. Legal Matters.

NEW BUSINESS - none

LEGAL MATTERS - none

Mr. Testa: Nothing at this time, Council Vice President.

Vice President Roman: All right. We’re on to Council Reports. Seeing as how Mr. Amianda’s been having microphone issues, we’re going to skip over his reports and we’re going to move on to Mr. Ferrante. Anything on Environmental, Lake, or Library?

COUNCIL REPORTS

Board of Education Liaison Report – none
Senior Citizen Liaison – none

Environmental Committee
Lake Issues – none
Library Board Liaison

Mr. Ferrante: Sure. The Library’s meeting right now but I do have the Director’s Report. They’ll be commemorating the new makerspace room in honor of Diane Lapsley. We will . . . the Friends had their book sale. It was highly successful. The May circulation numbers were the best they’ve had since 2015, which is really good news and that’s it for Library. Environmental met on the first. We had a good presentation on the Budd Lake Watershed Restoration Protection Plan. The Environmental Commission is now on social media, so, we’re on Twitter and Instagram. You can follow us on Mount Olive Environmental Commission and that is . . . that is it. That I have.

Vice President Roman: All right. Thank you, Mr. Ferrante. Mrs. Labow, anything on Open Space, Board of Health, or Stigma?

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

Mrs. Labow: Last night, the Open Space . . . we met and had a very, very good meeting and they repeatedly thanked Andrew for being so responsive and helping find out different issues we needed to have clarification on such as over on School House, that one resident who . . . he was upset because people were cutting through his property to access one of the trails. So, we’re taking down those signs and, you know, a couple other things along, you know, along that trail, shall I say. So, that was a very, very productive meeting. Very nice meeting and the Board of Health meets tomorrow. That’s it.

Vice President Roman: All right. Thank you, very much. Mr. Mania, anything on Legislative or Planning Board?

Legislative Committee Report – none
Planning Board Report

Mr. Mania: Planning Board met last Thursday, June 9, 2022. We approved two Resolutions, one Paragon Village and the other, Caralyn Henry-Silver on Indian Spring Road. We had an extension request from Subaru on the Route 46 project and we approved a variance, single family home on East Forest Road and we have a meeting this coming Thursday. Thank you, Mr. Vice President.

Vice President Roman: No problem and Mr. Mania, the Subaru extension, what . . . are they expanding the lot? What are they doing?

Mr. Mania: What’s that?

Vice President Roman: The Subaru application. What are they exactly doing there?

Mr. Mania: Well, it’s a new owner and they want . . . they’re looking for an extension and they’ve had extensions and we’re not very happy with them asking for another extension.

Vice President Roman: Yeah, but what are they planning to do? Are they expanding the size of the lot or the size of the building?

Mr. Mania: Size of the building.

Vice President Roman: All right. Thank you, very much. Mr. Stewart, anything on Economic Development or Community Action?

Economic Development Committee Report
Community Action Panel Report – none

Mr. Stewart: Yeah. Next EDC meeting is actually tomorrow evening at 6:00pm and thanks to the efforts of Jeff Stadelman and also Bob Delpizzo, we have two guests coming from the Highlands Water Protection group. We know one’s Judy Thorton, the lead principal planner for the Highlands and Herbert August is the Manager of Grants Administration for Highlands Water Protection. So, we’re going to be reviewing all the things going on that impact our community as in general, as well as the business community and that’s tomorrow at 6:00pm.

Recreation Liaison Report

Vice President Roman: Thank you, very much. For myself on Recreation, Recreation met. We’re gearing up for the summer . . . the various summer projects going on and as always, Recreation wishes to seek out volunteers at many events. So, if you know of anybody that might be interested in giving back and volunteering, you know, have them reach out to the Mount Olive Recreation page or Jill Daggon or reach out to me and I’ll connect you. All right, we’re onto our last public portion. Andrew, anybody?

PUBLIC PORTION

Mr. Tatarenko: Yup. Shelly’s back on.

Ms. Morningstar: Thank you. I probably should've mentioned this at the earlier public meeting.

Vice President Roman: Apologies. Name and address for the record. I know who . . . we know who you are.

Ms. Morningstar: Shelly Morningstar, 70 Oakwood Village, number 12, Flanders. I just wanted to make a mention as an Overlook resident, I wanted to thank the DPW and the Township staff who helped make that repair to the water tank, because there were several days here that residents went without water. There was also many days that we thought it was going to be fixed and we know that there have been hiccups in that process; weather, etc. but we're very, very grateful that that issue has been addressed. Secondly, I know that the Township doesn't control the water prices by the company who provides our water but if you ask any tenant here in Overlook, they will tell you that there has been significant increases and it's not directly related to water usage and in addition, when there has been increases in rent here this year for everybody indiscriminately, but that's another topic for another day. The increase in the water bills, particularly when there was a mechanical issue, it may have impacted that. If there's anything that Township can do to provide some information, maybe Andrew you could get back to me on anything, I'd like to at least try to give some feedback to the other residents who live here. But thank you for getting that . . . doing your part and the DPW, to repair the water tower.

Vice President Roman: Thank you. Andrew, is there anything that we could look into or are they in compliance as far as rate hikes or do they have to go through the BPU?

Mr. Tatarenko: Yeah, I mean the American Water is governed by the BPU, so, any concerns with any of your utility companies would be governed by the BPU. But I'll reach out to Shelly after this and try to get some more information.

Vice President Roman: All right. Thank you, very much, Ms. Morningstar. Anyone else from the public?

Mr. Tatarenko: I don't see anybody.

Vice President Roman: All right. I'll close it . . . close it to the public. We're on to Council Comments. Mrs. Labow.

COUNCIL COMMENTS

Mrs. Labow: Very surprisingly, I have no comments.

Vice President Roman: Thank you. Mr. Ferrante.

Mr. Ferrante: Nothing tonight, thanks.

Vice President Roman: Mr. Stewart.

Mr. Stewart: Happy birthday to Mr. Ferrante and thanks for everybody who joined us on tonight's call.

Vice President Roman: Thank you. Mr. Mania.

Mr. Mania: Yes. I just want to say that Millie Spino passed away. She was the wife of former Councilman Earl Spino. There's a service going to be held tomorrow at 4:00pm, Redemption Lutheran Church on Eyeland Avenue. So, if anyone wishes to attend, it's at 4:00pm.

Vice President Roman: I'm sorry to hear that. Thank you for updating us on that. Mr. Amianda, are we still having microphone issues? I believe we are. All right, so then I will close it out. Happy birthday once again, Mr. Ferrante. You stayed with 30 . . . you're turning 30, right?

Mr. Ferrante: That's correct.

Vice President Roman: All right. Good, good. You look spry for 30. All right and I have nothing else so could I entertain a motion to adjourn, please?

ADJOURNMENT - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:46pm.

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 28, 2022.

Michelle Masser, Township Clerk

js