

**The Public Meeting of the Mount Olive Township Council was called to order at 7:05pm by President Nicaastro.**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**President Nicaastro:** According to the Open Public Meetings Act, adequate notice of this meeting date and conversion of the in-person meeting to a Zoom meeting has been given to the Daily Record, posted on the Mount Olive Township website, posted on the outside front door of the Municipal Building, 204 Flanders-Drakestown Road, Mount Olive Township, New Jersey and sent to those requesting the same.

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

**Absent:** Mr. Amianda

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

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**President Nicaastro:** Mr. Ferrante, would you approve the Minutes from the previous meeting of January 25, 2020 Budget Meeting and the April 28, 2020 meeting?

**January 25, 2020 Budget Meeting (Absent: D. Amianda & J. Mania)**  
**April 28, 2020 PM (Absent: D. Amianda)**

**Mr. Ferrante:** Sure. I make a motion to approve the January 25, 2020 Budget Meeting and the April 28, 2020 Public Meeting Minutes.

**Mr. Stewart:** Second.

**President Nicaastro:** Do we have any comments? Any questions? None. Roll Call please.

**ROLL CALL:** Passed unanimously

**CORRESPONDENCE**

**RESOLUTIONS / ORDINANCES OTHER TOWNS**

- 1. Resolution received April 29, 2020 from Montville Township regarding Resolution #2020-147 Urging the State of NJ to provide stabilization funds to Morris County from the Coronavirus Relief Fund.
- 2. Land Use Ordinance received May 6, 2020 from Byram Township regarding Land Use Ordinance Notice – Amending Chapter 240 Zoning of the Township of Byram Code.
- 3. Email received May 7, 2020 from MCANJ regarding Internet Accessibility Resolution – Hopewell Township Request for Support.

**STATE AGENCIES**

- 4. Email received April 24, 2020 from NJDEP regarding NJDEP Weekly Update.
- 5. Email received May 1, 2020 from NJDEP regarding NJDEP Weekly Update.
- 6. Email received May 1, 2020 from NJDCA regarding Executive Order 130 – Property Taxes Grace Period Extension – June 1, 2020.

**MORRIS COUNTY**

- 7. Email received April 30, 2020 from Morris County regarding This Week in Morris County: (Some) parks reopening, Contact Tracing in the Works.

8. Email received May 6, 2020 from Morris County regarding This Week in Morris County: Schools closed, don't delay emergency care.

**President Nicastro:** We have seven . . . we have eight pieces of Correspondence. Any questions; anything on those? Seeing none. We have seven Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mrs. Labow, would you move Consent Resolutions one through seven, please?

**CONSENT RESOLUTIONS AGENDA:**

**Resolutions on the Consent Agenda List are considered to be routine and non-controversial by the Township Council and will be approved by one motion (one vote). There will be no separate discussion or debate on each of these resolutions except for the possibility of brief clarifying statements that may be offered. If one or more Council member requests, any individual resolution on the Consent Agenda may be removed from the Consent Agenda List and acted on separately.**

**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. 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 2020. (Spectrum Communications)
2. Resolution of the Township Council of the Township of Mount Olive Authorizing the Purchase of a Pierce Fire Apparatus Off the Houston-Galveston Area Council Cooperative. (Fire and Safety Services)
3. Resolution of the Township of Mount Olive Authorizing the Cancellation of a Grant Balance.
4. Resolution of the Township of Mount Olive Authorizing the Tax Collector to Prepare and Mail Estimated Tax Bills in Accordance with PL 1994 CHP. 72
5. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, Authorizing Release of Various Bonds and Escrow Posted by Bouka Associates, LLC for Development of the Property Designated as Block 3109, Lots 5, 6, 7, 9 and 10. (Budd Lake Diner)
6. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of Contract to Reiner Group, Inc. for Bid #04-2020 Maintenance and Repair Services for Heating, Ventilating, and Air Conditioning Systems for Mount Olive Township Facilities.
7. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, Authorizing Release of Bonds Posted by KDS Aggregates, LLC for Improvements to Waterloo Valley Road in Connection with Development of the Property Located at 46 Waterloo Valley Road. (Block 701, Lot 5)

**Mrs. Labow:** Yes. Thank you, Mr. President. I move Consent Resolutions one through seven for approval.

**Mr. Roman:** Second.

**President Nicastro:** Anyone from public wish to be heard on these? Again, Andrew will let me know.

**Mr. Tatarenko:** No one from the public.

**President Nicastro:** Thank you. Closed to the public. Anyone from Council have any questions or comments? Seeing none. Roll Call please.

**Miss Masser:** Mr. Ferrante.

**Mr. Ferrante:** Yes.

**Miss Masser:** Mrs. Labow.

**Mrs. Labow:** Yes.

**Miss Masser:** Mr. Mania.

**President Nicastro:** You have to unmute yourself, John.

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

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

**MOTIONS**

1. Bill List.

**Mr. Mania:** No.

**President Nicastro:** Do you move the Bill List?

**Mr. Mania:** Yes, I move the Bill List.

**Mrs. Labow:** Second.

**President Nicastro:** Any questions? Anyone have anything on that? Seeing none. Roll Call please.

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

**President Nicastro:** Administrative Reports.

**ADMINISTRATIVE REPORTS**

**Mayor Greenbaum:** I'll start.

**President Nicastro:** Anything Mayor?

**Mayor Greenbaum:** Yeah, I'll start. I have been in touch numerous times with Charlie Uhrmann regarding the Memorial Day ceremonies. Andrew, you need to get in touch with her to coordinate what she's doing and how we're going to broadcast it. She has put together a program which will not have any people attending, but will . . . which will be videotaped and social distanced. I thought it was pretty impressive in terms of what she was able to put together in light of all of the restraints that we have. So, again, Andrew, get in touch with Charlie and offer whatever assistance the Town can give to make her effort a success and hopefully, we can all broadcast it on our different social media pages so that the Town can participate in at least viewing the ceremony at their own leisure.

**President Nicastro:** Thank you. Andrew.

**Mr. Tatarenko:** Yes, I have several items and I already spoke to Charlie today, so that's already in motion. I'm going to mute everybody because I hear birds.

**President Nicastro:** Yeah.

**Mr. Tatarenko:** Okay. Yeah, I have a long list. I apologize, I haven't been getting my weekly memos out to you, so, I'll just give you an update today. The Old Flanders Sewer Project, Phase I; that is now complete. The main was pressure tested. The grinder pumps are in and I sent out the letters today notifying the residents that they can start to hook up, so, Phase I is done. I've been working on a reopening plan. I anticipate sometime end of June, early July, to have some type of a more normal work schedule. We are modifying the building with safety glasses on the counters. I've ordered PPE for all the office staff. We'll be taking temperature checks at the door, so, that's all currently in the works. Just to give you an idea of some of our COVID-19 related expenses . . . over the last two months, we've spent about \$100,000.00 on materials, supplies, and payroll. About 80 percent of that has gone to material. The other 20 percent has been salary related. I expect that to go up. This week, a marijuana cultivator has reached out to us. He's interested in some property for an indoor grow facility. That currently is not something that is allowed in our zoning. However, Chuck McGroarty, myself, and I'm going to invite Chief Beecher, we're going to have a Zoom meeting with this applicant, or this person next week. We'll get some more information, then I plan on inviting him to the next Zoom meeting to explain to you all what their operation is all about. Also, the Economic Development Committee, they've taken the lead on some of the steps that the Town's going to do to help some of the businesses reopen once the Governor lifts some of the restrictions. So, they've taken the lead on that and they've sent me a list of some things that they would like the Council to take action on. You know, loosening up some of the sign requirements, things of that nature. So, at the next meeting, we'll discuss that as well. That is all that I have.

**President Nicastro:** Thank you, Andrew. Does anyone have any Old Business?

**Mr. Roman:** Yeah, I have a question for Andrew on that marijuana meeting. Will anybody on Council be representing in that meeting? And if not, I would like to volunteer to be on there.

**Mr. Tatarenko:** Sure, I could send you the invite. I believe several Council members might've already been introduced to the applicant through the Economic Development Committee because it started there but . . .

**Mr. Roman:** Okay.

**Mr. Tatarenko:** . . . I could send an invite to you as well.

**Mr. Roman:** Okay. I'd appreciate that.

**President Nicastro:** Thank you. Any Old Business, Mrs. Labow.

**Mrs. Labow:** I have a question for Andrew or whoever can answer. Was there a gas leak today? Did our guys hit the gas? Or no?

**Mr. Tatarenko:** Yes, we did. We're making some modifications to our parking lot and . . .we dug past the intended area and we did have a minor gas leak and all has been repaired.

**Mrs. Labow:** And nobody got hurt or anything? Everybody's good?

**Mr. Tatarenko:** We're all good.

**Mrs. Labow:** Good. Thank you.

**President Nicastro:** Thank you. Any Old Business? Seeing none. Any New Business? Mr. Roman.

**OLD BUSINESS - none**

**NEW BUSINESS**

**Mr. Roman:** Andrew, I would like that once we're either back on track or once the Health Department and the rest of Town Hall . . . the employees have gotten . . . catch their breath, I would like to start to enact a comprehensive after action report. One indicating what we have done, what we learned from this, therefore, we could be better prepared, God forbid another event like this happens. I'm pretty sure, I'm assuming and I'm sure that you've already started at least taking copious notes and gathering data, but if we can make sure that we have . . . start the process to have a report available; one for the consumption of Council and the Administration with maybe the thoughts of sharing it with other municipalities.

**Mr. Tatarenko:** Sure, and that's all part of the OEM process after any type of major emergency like this. We do a debriefing afterwards to go over, you know, things that we've learned and what we could do better, so, that will be available. Joe, I do have someone from the public, I'm not sure if we're there yet or not.

**President Nicastro:** Not yet.

**Mr. Tatarenko:** Okay.

**President Nicastro:** Not yet. We're getting there. Any other New Business? Mrs. Labow.

**Mrs. Labow:** Just want to sort of piggy back on what Alex said. Andrew, for the OEM report, anything with the health, is that going to include the other five towns, too? Is it a comprehensive or is it just for us?

**Mr. Tatarenko:** It's just going to be for us.

**Mrs. Labow:** Okay. Thank you.

**President Nicastro:** Anyone else with New Business? It's not New Business, but I'll bring it up here anyway, because Andrew, I wanted to thank Andrew, that we're working with . . . I had been working with Kevin Moore, the principal at the high school and we're going to end up getting all the seniors . . . are getting banners that we're going to make and through Andrew, I spoke to the Mayor, I know, and we're going to line up Turkey

Brook with all the graduates. So, they'll have the banners going through Turkey Brook in the ground, not hanging, obviously. So, there will be a place that they can drive through and see all their photos up through Turkey Brook. So, they're working on getting those printed and I just wanted to thank the Administration for being able to help us get those out, once they're ready, which we'll advise but thank you. Any other New Business, none? Any Legal Matters?

**LEGAL MATTERS**

**Mr. Semrau:** Council President, the only thing I would report is we had a case that's been ongoing. It's called Target . . .

**President Nicastro:** All right. You froze up, Fred.

**Mr. Semrau:** . . . over on . . . I'm sorry, did I freeze?

**President Nicastro:** Yeah . . .

**Miss Masser:** Start over. Start over from the beginning.

**Mr. Semrau:** It'll be quick. It's Target Capital. It's a subdivision on Shop Lane that was approved back in . . . somewhere in the early 2000s and this developer only put in a few homes and then he tried to sell the development off in piecemeal and the Planning and the Construction Department denied permits because the developer refused to honor the bonds and to do construction improvements. So, this matter went to litigation and it was all partially covered by the insurance fund. But what happened over the last two years was after repeated attempts, even the insurance carrier, at one point, wanted to propose to simply pay for the improvements, which would've been the roadway. All which were rejected by the Administration. Last week, Judge Minkowitz entered a decision in favor of the Township in telling this new developer that it's their obligation to go out and complete all the improvements notwithstanding whatever the old developer or the prior developer did. You know, it's important because I want to thank Chuck McGroarty who really helped coordinate bringing this to a conclusion in cornering of this applicant, stopping the matter from going forward, and as well as Gene Buczynski, who originally called out the developer for not completing the work and trying to sell the project off in piecemeal and not honoring their commitment to complete the public improvements, so, that decision was a written opinion by Judge Minkowitz last week and that matter should come to a conclusion and the developer now will have to go forward and do what they're supposed to do on Shop Lane. That's my report. Thank you.

**Mayor Greenbaum:** Excellent. Excellent result.

**Mr. Semrau:** Thank you.

**President Nicastro:** Thank you. Thank you, Fred. Council Reports. Do we . . . Mr. Ferrante, anything on Environmental, Lake, or Library at this time?

**COUNCIL REPORTS**

Environmental Committee – none

Lake Issues – none

Library Board Liaison – none

**Mr. Ferrante:** No, nothing.

**President Nicastro:** Mrs. Labow, anything on Senior Citizens, Open Space, Board of Health, or Stigma?

Senior Citizen Liaison – none

Open Space Committee Report – none

Board of Health Report

Stigma Committee – none

**Mrs. Labow:** Board of Health, we were going to have our meeting next week via Zoom, but with how busy Trevor Weigle and Derrick Webb have been, we're going to actually . . . and he has nothing new really to report just yet, so we're going to bypass the May meeting and just go onto June. I just have a question for Andrew. Are you going to reach out to the Open Space Committee or do you want me to? For that property.

**Mr. Tatarenko:** Yeah, I'll reach out to the Open Space. I already spoke to Chuck McGroarty about it. It wouldn't be a bad purchase since it's vacant land that abuts town property, but I'll run that by Open Space and we could discuss it on the next . . .

**Mrs. Labow:** Okay. Thank you. That's it.

**President Nicaastro:** Thank you. Mr. Mania, anything on Legislative or Planning Board?

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** Planning Board meeting, we have a meeting coming up on May 21, 2020.

**President Nicaastro:** That's by Zoom, I assume.

**Mr. Mania:** Yup.

**President Nicaastro:** Okay. Thank you. Mr. Stewart, anything on Economic Development or Community Action Panel?

Economic Development Committee Report  
Community Action Panel Report

**Mr. Stewart:** Community Action, we just had a check in call last week and as Andrew already pointed out, the Economic Development Committee has been working with the Mount Olive Area Chamber of Commerce and I'm putting together some potential programs to help the businesses in our community for a Mount Olive fast start.

**President Nicaastro:** Thank you, very much. Mr. Roman, anything on Recreation?

Recreation Liaison Report – none

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

Board of Education Liaison Report – none

**President Nicaastro:** At this time, does anyone from the public wish to be heard? I see one is up, Andrew.

**Mr. Tatarenko:** There is one hand. It's Concetta and I'm going to allow her to talk and Concetta, if you could just say your full name and address for the record and you're unmuted, so you should . . .

**PUBLIC PORTION**

**Ms. Cantelmo:** Yeah, I accidentally did that. My name is Concetta Cantelmo, I live at 61 Clinton Ave in Budd Lake. I'm just watching all of you do your business.

**Mr. Tatarenko:** Okay, well we can lower your hand. Thank you.

**President Nicaastro:** Thank you. Does anyone else from the public wish to be heard at this time?

**Mr. Tatarenko:** No one from the public.

**President Nicaastro:** Thank you. Then, closed to the public. Is there any Council Comments? I'll go around what I see. Mr. Stewart.

**COUNCIL COMMENTS**

**Mr. Stewart:** Just a big thank you to Ferrero North America Chocolates out of Parsippany, New Jersey, who did a huge donation last week for our Police Department, first responders, ambulance, and the medical centers for both Hackettstown Medical Center as well as Newton, and a couple of the other Atlantic Healthcare ones. I was put in touch with them by the President of the Morris County Chamber. So, just a great thank you to them for their donation last week.

**President Nicastro:** Thank you. Mrs. Labow.

**Mrs. Labow:** I'm good.

**President Nicastro:** Who's next? Mr. Ferrante.

**Mr. Ferrante:** Nothing tonight.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** I would just like, once again, to thank the residents of Mount Olive as we're . . . as I'm going around through the day going to local businesses, I am touched how everybody is cooperating. They're wearing their masks, social distancing, and I think it's a credit to the residents for doing so, which is why we have our numbers falling and then we continue to have better outcomes. So I can, once again, thank the residents of Mount Olive.

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

**Mr. Mania:** Nothing.

**President Nicastro:** Okay and I have nothing, myself. Just thank everyone for coming this evening, again, and do we have a motion to adjourn?

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:21pm.

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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 May 26, 2020.

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Michelle Masser, Township Clerk

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