

RESOLUTION 2025-P-17

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,
AUTHORIZING CONFERENCE OF THE TOWNSHIP COMMITTEE WITH THE
PUBLIC EXCLUDED**

WHEREAS, N.J.S.A. 10:4-12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee of the Township of Chatham is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contact Negotiations
 - b. Personnel
 - c. Litigation
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael Choi, Mayor

ORDINANCE 2025-16

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 12, FIRE PREVENTION, SECTION 12-4.2, FEE FOR CERTIFICATE OF COMPLIANCE

WHEREAS, the Township of Chatham (the “**Township**”) desires to amend the Township Code, Chapter 12, Fire Prevention, Section 12-4.2, Fee for Certificate of Compliance, to update the fee schedule to be consistent with the State of New Jersey’s Uniform Fire Code and to adjust such fees to cover the costs and expenses incurred in connection with inspection and the issuance of the required certificates in accordance with N.J.S.A. 52:27D-198.2.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Township Code Chapter 12, Fire Prevention, Section 12-4.2, Fee for Certificate of Compliance, is hereby amended to read as follows:

§ 12-4.2 Fee for Certificate of Compliance.

No owner of a structure within the Township used or intended for use for residential purposes by not more than two households shall sell, lease or otherwise permit a new occupancy for residential purposes without first obtaining from the Township Fire Official a certificate of smoke detector and carbon monoxide alarm compliance (“CSDCMAC”) evidencing compliance with N.J.A.C. 5:70-4.19. Fees for the issuance of a CSDCMAC shall be based upon the amount of time remaining before the change of occupancy/tenancy is expected, as follows:

1. Requests for a CSDCMAC received more than ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$100.00.
2. Requests for a CSDCMAC received four (4) to ten (10) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$150.00.
3. Requests for CSDCMAC received fewer than four (4) business days prior to property being sold (the closing date), leased (signing of the lease), or otherwise made subject to a change of occupancy for residential purposes: \$200.00.
4. Reinspection fees of \$50.00 will be charged for each additional inspection after the original CSDCMAC.

Section 3. If any section, paragraph, subdivision, clause or provision of this

Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph,

division, clause or provisions so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect according to law.

Introduced:

TOWNSHIP OF CHATHAM, COUNTY OF
MORRIS, STATE OF NEW JERSEY

Adopted:

Attest:

BY: _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2025-167

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, REGARDING A PERSON TO PERSON TRANSFER OF A PLENARY RETAIL DISTRIBUTION LICENSE

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Distribution License Number 1405-44-004-007, issued Chattam Wine & Liquor LLC., trading as Buy Rite Liquor, that is held at 650 Shunpike Road Unit 1A, Chatham New Jersey;

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business; and

WHEREAS, the nature of the transfer is a change in corporate structure that requires approval of a Person-to-Person Transfer.

NOW THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Chatham does hereby approve, effective August 13, 2025, the Person-to-Person transfer of the aforesaid Plenary Retail Distribution License from Chattam Wine & Liquor LLC, trading as Buy Rite Liquor, at a location at 650 Shunpike Road Unit 1A, Chatham New Jersey, New Jersey and does hereby direct the Township Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Chattam Wine & Liquor LLC effective August 13, 2025.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on September 23, 2025.

Date Issued: _____

Township Clerk

RESOLUTION 2025-172

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING PAYMENT OF BILLS, PAYROLLS, SCHOOL TAXES AND COUNTY TAXES

BE IT RESOLVED that bills in the total amount of \$1,415,843.72 and the prior month's payroll of \$535,842.70 Current Fund, \$65,521.07 Sewer Utility, \$54,744.23 Open Space and \$39,989.87 Police Private Employment be paid.

BE IT FURTHER RESOLVED that taxes due to the School District of the Chathams, for the month of September 2025, in the amount of \$4,012,543.00 be paid.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

DRAFT

RESOLUTION 2025-173

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPROVING MINUTES OF MEETINGS**

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves the minutes of the Township Committee meetings held on August 12, 2025 and September 9, 2025.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

DRAFT

RESOLUTION 2025-174

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM APPROVING EXECUTIVE SESSION MINUTES

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves Executive Session minutes of the Township Committee meetings held on August 12, 2025 and September 9, 2025.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael Choi, Mayor

DRAFT

RESOLUTION 2025-175

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, RELEASING DEVELOPER ESCROW ACCOUNT AND/OR PERFORMANCE BOND BALANCES

WHEREAS, developers are required to deposit monies with the Township for the purposes of offsetting Township professional costs to review plans or to inspect approved development and for the purpose of ensuring the satisfactory completion of public or private improvements; and

WHEREAS, these deposited monies, following all necessary withdrawals to cover Township expenses or costs, may be released upon satisfactory completion of work, receipt of review board decisions, or completion of guaranteed work, upon passage of a Township resolution authorizing such release.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham that the following guarantee amount or account balances, with interest adjustments as prescribed by state and local laws, may be released to the depositor of record:

<u>NAME</u>	<u>Project</u>	<u>A/C NUMBER</u>	<u>AMOUNT</u>
JAG Construction Service 17 Deerfield Rd Mendham, NJ 07945	RO-22-046 Re: 33 Pine Street	E-77-66-178-501 Escrow	\$1,065.00
JAG Construction Service 17 Deerfield Rd Mendham, NJ 07945	RO-22-046 Re: 33 Pine Street	E-77-66-178-494 Escrow	\$42.25

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2025-176

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, REFUNDING OVERPAYMENT OF TAXES

WHEREAS, an overpayment of taxes has been made for the following property; and

WHEREAS, the Tax Collector has recommended the refund of such overpayment,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham that the following refunds be made:

Property	Refund Reason	Payee	Total
Block 102.06, Lot 29 62 Dale Drive	Double Payment	Michael Nisivoccia 62 Dale Drive Chatham, NJ 07928	\$8,551.65
Block 48.07, Lot 1 69 Westminster Road	State Tax Appeal Judgement	Wolf Vespasiano LLC Trust Acct 331 Main Street Chatham, NJ 07928	\$482.75
Block 117, Lot 19 36 Sandy Hill Road	State Tax Appeal Judgement	Wolf Vespasiano LLC Trust Acct 331 Main Street Chatham, NJ 07928	\$7,174.96
Block 66, Lot 1 351 Hillside Ave	Overpayment	Toll Bros Inc. 1140 Virginia Drive Fort Washington, PA 19034	\$8,966.63

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2025-177

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER #1 FOR A CONTRACT WITH DAN SWAYZE & SON, INC. IN CONNECTION WITH THE 2025 TRAFFIC STRIPING CONTRACT

WHEREAS, on June 24, 2025, the Township adopted Resolution No. 2025-132 awarding a contract to Dan Swayze & Son, Inc. (“**Swayze**”) in connection with the 2025 traffic restriping project pursuant to Morris County Cooperative Pricing Council 2025 Contract #36: Traffic Striping for District #1 (the “**Contract**”); and

WHEREAS, a change order is required as the initial price was an estimate and the Township now has a firm quote from Swayze as set forth in detail in Quote #DSSQ4150 dated August 4, 2025 from Swayze (the “**Change Order**”); and

WHEREAS, the cost of the Contract approved by Resolution No 2025-132 was \$495 and the Change Order quote is a total of \$1,237.50 resulting in an increase to the Contract in the amount of \$742.50 (the “**Additional Cost**”), and a total Contract amount not to exceed \$1,237.50; and

WHEREAS, the Township Engineer has reviewed the Change Order and has recommended the Township’s adoption of this Resolution approving the payment of the Additional Costs.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Chatham in the County of Morris, New Jersey, as follows:

1. The foregoing recitals are hereby incorporated herein by reference as if set forth at length.
2. The Change Order to the Contract in the amount of the Additional Costs is hereby authorized resulting in the total Contract amount increasing to One Thousand Two Hundred Thirty-Seven and 50/100 Dollars (\$1,237.50). The Mayor of the Township, the Township Administrator, Township Engineer, and other necessary Township employees and consultants are hereby authorized and directed to execute the Change Order to the Contract and take any and all actions necessary to effectuate the Change Order.
3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.
5. This Resolution shall take effect immediately.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk

CERTIFICATION OF THE AVAILABILITY OF FUNDS

I, Debra A. King, CFO, hereby certify that as of September 23, 2025, sufficient funds are available to carry out the purpose of this Resolution.

Debra A. King
Chief Financial Officer

RESOLUTION 2025-181

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE SOLICITATION OF BIDS FOR THE FAIRMOUNT AVENUE DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH LOCAL PUBLIC CONTRACTS LAW

WHEREAS, on even date herewith the Township Committee of the Township of Chatham (the “**Township**”) adopted a resolution authorizing an agreement by and between the Township and the County of Morris to improve the control of stormwater runoff from Fairmount Avenue by installing new curbing, catch basins, and storm sewer piping within the County right-of-way and a rip-rap channel on Township owned property known as Block 67, Lot 12 (the “**Project**”); and

WHEREAS, in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq. (the “**LPCL**”), the Township desires to solicit bids for the Project; and

WHEREAS, it is anticipated that the cost of the Project will exceed the bid threshold, which requires the Township to conduct public bidding in accordance with the LPCL.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Chatham that authorization is given as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Committee hereby authorizes the Township’s Qualified Purchasing Agent, under the direction of the Township Administrator and in consultation with the Director of Public Works, Township Engineer and Township Attorney, to prepare bid specifications in accordance with the LPCL for the Project.
3. The Township Committee hereby further authorizes the Municipal Clerk, once the bid specifications have been prepared, to solicit bids pursuant to the LPCL for the Project.
4. This Resolution shall take effect immediately.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael Choi, Mayor

RESOLUTION 2025-182

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE SOLICITATION OF BIDS FOR IMPROVEMENTS TO ESTERNAY PARK IN ACCORDANCE WITH LOCAL PUBLIC CONTRACTS LAW

WHEREAS, in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq. (the “**LPCL**”), the Township desires to solicit bids to make improvements to Esternay Field, located at 815 Fairmount Avenue, Chatham, New Jersey 07928, to accommodate individuals with disabilities under The Americans with Disabilities Act of 1990 (the “**Contract**”); and

WHEREAS, it is anticipated that the cost of the Contract will exceed the bid threshold, which requires the Township to conduct public bidding in accordance with the LPCL.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Chatham that authorization is given as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Committee hereby authorizes the Township’s Qualified Purchasing Agent, under the direction of the Township Administrator and in consultation with the Director of Public Works and Township Attorney, to prepare bid specifications in accordance with the LPCL for the Contract.
3. The Township Committee hereby further authorizes the Municipal Clerk, once the bid specifications have been prepared, to solicit bids pursuant to the LPCL for the Contract.
4. This Resolution shall take effect immediately.

Adopted: September 23, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael Choi, Mayor

Gregory J. LaConte, Clerk