MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
OCTOBER 13, 2026

Mayor Rowland called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 7:33 P.M.

Adequate Notice of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both *The Chatham Courier* and the *Morris County Daily Record* on January 7, 2026; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 7, 2026; and notice was filed with the Township Clerk on January 7, 2026.

Roll Call

Answering present to the roll call were Committeeman Alperowitz, Committeeman Choi, Committeewoman Ewald, Deputy Mayor McHugh and Mayor Rowland.

Mayor Rowland led the Flag Salute.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.
Seeing no public comment, Mayor Rowland closed the Hearing of Citizens.

Public Hearing/Final Adoption of Ordinances

Ordinance 2026-11

ORDINANCE 2026-11
BOND ORDINANCE TO AUTHORIZE THE INSTALLATION OF SOLAR ENERGY SYSTEMS AT THE MUNICIPAL BUILDING AND THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $2,100,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to install solar energy systems at the Municipal Building and the Department of Public Works Facility in, by and for the Township. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of $2,100,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is $2,100,000, and (4) $100,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is $2,000,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of $150,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding $100,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of $100,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding $2,000,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by

law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding $2,000,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by $2,000,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Mayor Rowland opened the Public Hearing on Ordinance 2026-11.
Seeing no public comment, Mayor Rowland closed the Public Hearing.

Deputy Mayor McHugh moved to adopt Ordinance 2026-11. Committeewoman Ewald seconded the motion.

Roll call: Committeeman Alperowitz, Aye; Committeeman Choi, Aye; Committeewoman Ewald, Aye; Deputy Mayor McHugh, Aye; Mayor Rowland, Aye.

Ordinance 2026-12

ORDINANCE 2026-12
BOND ORDINANCE TO AUTHORIZE THE INSTALLATION OF SOLAR ENERGY SYSTEMS AT THE WATER POLLUTION CONTROL PLANT IN, BY AND FOR THE SEWER UTILITY OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $2,100,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO

PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section l. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to install solar energy systems at the Water Pollution Control Plant in, by and for the Sewer Utility of the Township. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of $2,100,000 is hereby appropriated to the payment of the cost of making the improvement described in Section l hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized by this ordinance. No down payment is required for this bond ordinance pursuant to the provisions of N.J.S.A. 40A:2-11(c) and 40A:2-7(h). Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is $2,100,000, and (4) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is $2,100,000, and (5) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of $150,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the Sewer Utility would have been self-liquidating, as defined in Section 47(a) of the Local Bond Law, during the fiscal year beginning January 1, 2025, had there been included in the interest and debt redemption charges for such year an amount equal to interest for one year at the rate of four and one half percentum (4½%) per annum on said bonds or notes, and the amount of the first installment of serial bonds legally issuable to finance such purpose plus an amount for charges as aforesaid with respect to all bonds and notes authorized but not issued for such Sewer Utility.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding $2,100,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding $2,100,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by $2,100,000, but said $2,100,000 shall be deducted from gross debt pursuant to Section 44(c) of the Local Bond Law and that the issuance of the bonds and notes authorized by this ordinance is permitted by an exception to the debt limitations prescribed by the Local Bond Law as provided in Sections 47(a) and 7(h) of the Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the

Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitations as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Mayor Rowland opened the Public Hearing on Ordinance 2026-12.
Seeing no public comment, Mayor Rowland closed the Public Hearing.

Deputy Mayor McHugh said that there will be a return on the capital outlay for the solar panel project.

Deputy Mayor McHugh moved to adopt Ordinance 2026-12. Committeeman Alperowitz seconded the motion.

Roll call: Committeeman Alperowitz, Aye; Committeeman Choi, Aye; Committeewoman Ewald, Aye; Deputy Mayor McHugh, Aye; Mayor Rowland, Aye.

Reports

Engineering

Mr. Shehady reported that a resolution for a change order will be on the next meeting's agenda for the as-built costs of the Hillside Avenue Drainage Improvements Project. Mr. Shehady said he hopes the Township will hear back from the NJDOT regarding the 2016 SRTS administration and inspection bid.

Mr. Shehady addressed the request for a turf feasibility study for Esternay Field. He said that there first should be a study about the potential impacts on the neighborhood before a study is conducted on the feasibility of actually turfing the field. Committeeman Alperowitz noted that lights are not currently part of the discussion. Mr. Ruschke said that the initial request was for a study that would be thorough enough that the Township could go out to bond if there was an inclination to turf the field. He also said that a study will look at the difference between synthetic and natural turf, and it will initially be a high-end analysis. Mr. Ruschke said that design work and permitting would not be performed at this stage, however there will be project cost analysis. Mayor Rowland asked at what point there would be consideration of drainage. Mr. Ruschke said there would first need to be a determination what material would be used, and neighborhood impact would be reviewed first. Committeewoman Ewald questioned what improvements would potentially be made for parking at Esternay. Mr. Ruschke said that would be considered in any study. Committeeman Choi asked about striping the lot, which Mr. Ruschke said could be done. Committeeman Alperowitz addressed the potential need for overflow parking.

Mr. Shehady said that the next round of SRTS Grants has opened, and he wanted input from the Township Committee if they wanted to authorize an application. Mr. Ruschke said that requests have been received for the extension of the sidewalk on Shunpike Road, and that is a potential grant opportunity. Committeeman Alperowitz said that Pine Street is another potential location for a sidewalk due to the number of pedestrians for Cougar Field who currently walk in the street. Mr. Ruschke said that a tentative meeting for the end of October will be held to discuss options with representatives from the SRTS program.

Administration

Mr. Shehady addressed the solar project, and said that next steps can be taken once the bond ordinance clears estoppel. He anticipates next actions at the November meeting.

Mr. Shehady said that action will be necessary for renewing the Township's participation in the Morris County Joint Insurance Fund, and he recommended that renewal. Deputy Mayor McHugh asked about other options. Mr. Shehady said that the Risk Manager could do that, and they would be looking at other JIFs if that was something that the Township wanted to do. He also said that an effort to shop around would take more time that the Township has at the moment.

Mr. Shehady recommended that housekeeping updates be made to the section of the Township Code Book titled § 3-2: Removal of Brush, Weeds and Debris. He said that the current language designates the Mayor as the official responsible for enforcement, and he recommends that the Zoning Officer be the official who would enforce the regulation. Mrs. Cofoni recommended that the language be moved to the Property Maintenance section of the Code Book.

Finance

Mr. Shehady said that all departments are on track with their budgetary spending. He also noted that the terms of the recent BAN Sale were sent to the Township Committee in a memo.

Public Works

Mr. Shehady said that bids were received for the wet sewerage sludge hauling, and they are under review.

Tax Assessor

Mr. Shehady said that a resolution will be presented at the next meeting for a tax appeal settlement. He also said that at the November meeting there will be a presentation about the tax revaluation. Committeewoman Ewald asked about the rate of inspections, and if the percentage of homes inspected is normal. Mr. Shehady said that those who did not allow inspections will still have an opportunity to challenge their assessment.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Phil Ankel, Jay Road, said that the NJDEP performed a study on turf fields, and concerns were raised in the report. Mr. Ankel said he wants to be sure noting is overlooked in the Township's analysis. He recommended that costs, athlete safety, end-of-life waste and ecological impacts be considered.

Seeing no further public comment, Mayor Rowland closed the Hearing of Citizens.

Deputy Mayor McHugh moved to adjourn at 8:33 PM. Committeewoman Ewald seconded the motion, which carried unanimously.

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Gregory J. LaConte
Municipal Clerk