

**MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
FEBRUARY 11, 2025**

Mayor Choi called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 6:31 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 8, 2025; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 8, 2025; and notice was filed with the Township Clerk on January 8, 2025.

Roll Call

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

Mayor Choi led the Flag Salute.

Executive Session

**RESOLUTION 2025-P-04
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. Security Measures
 - b. Contract Negotiations
 - 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.

Deputy Mayor Rowland moved to adopt Resolution 2025-P-04 to enter Executive Session at 7:02 PM. Committeewoman Ewald seconded the motion.

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

The Township Committee returned to Public Session at 7:39 PM.

Mayor's Message

Mayor Choi commented on the closure of the Passaic Street Bridge and the subsequent impact on traffic on River Road. He said that the Police Department and Township Staff have made preparations for the impact on traffic flow, and a temporary light was installed at the intersection

of Fairmount Ave and River Road. Adjustments will be made to the light's timing as needed. Mayor Choi said that the Township Committee and Staff are listening to resident concerns.

Hearing of Citizens

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

Resolutions

**RESOLUTION 2025-063
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPOINTING MEMBERS TO THE ZONING BOARD OF ADJUSTMENT**

BE IT RESOLVED by the Township Committee of the Township of Chatham that the following board and committee appointments be made:

Zoning Board of Adjustment

Term Expires

- | | |
|---|-------------------|
| 1. Emily Chang (Filling Unexpired Term) | December 31, 2028 |
|---|-------------------|

Mr. Shehady explained that some political appointments require action by the Township Committee. Mayor Choi noted the qualifications of the appointee.

Committeewoman Ewald moved to adopt Resolution 2025-063. Committeeman Alperowitz seconded the motion.

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

Reports

Engineering

Mr. Shehady addressed two change orders that will be on the next meeting's agenda for approval.

Mr. Ruschke addressed a proposal to remove an area of River Road from the Sewer Service Area. He said that the area in question has very steep slopes, and noted that there would be a public comment period before anything could move forward. Mr. Ruschke further noted that if the DEP reviewed the area of River Rod from Fairmount Ave to Passaic Street, they would likely remove the area from the Sewer Service Area. He also said it would not be practical or cost effective to install a sewer line due to the number of homes on that section of road, and the homeowners would have to pay the cost of the installation.

Mr. Shehady addressed the lack of provision in the Township Code Book for minor site plans. He said that sometimes applicants have to present major site plan applications to the Planning Board for minor changes such as sign installations. Mr. Ruschke said that any improvements on a commercial property need board approval. Mr. Shehady said that any ordinance changes can either originate with the Planning Board or they can originate with the Township Committee. The consensus of the Township Committee was to request input from the Planning Board.

Administration

Mr. Shehady said that a draft ordinance pertaining to circulars was distributed, and it is the same as what was generally agreed upon late last year. He also said that he anticipates that there will be two resolutions on the next agenda to ratify the hiring of two new staff members. There will

also be a resolution to authorize bidding for the concession stand at Colony Pool for the 2025 season.

Mr. Shehady further commented on fees collected by the Construction Department, Fire Official and the Land Use Boards. He has asked those departments to make recommendations on any fees that need to be increased, and a memo from the Land Use Board Manager has been circulated to the Township Committee. Fees for land use board applications in neighboring towns were also provided for comparison. An ordinance to increase the fees will be drafted.

Clerk

Mr. Shehady said that there is a State requirement for commercial and rental properties to register proof with municipalities that they have the minimum required liability insurance. State law allows municipalities to adopt ordinance to impose a registration fee and penalties for non-compliance. Committeeman Alperowitz asked if the requirement applies to home based businesses. Mrs. Cofoni said that it would. Committeewoman Ewald asked what the registration fee would pay for. Mrs. Cofoni said that it would cover the Township's administrative costs of processing the paperwork. Mr. LaConte added that would include the costs of notices to businesses about the requirement. Potential fines for non-compliance were discussed, as well as how proactive the Township should be in seeking registrations. Committeewoman Ewald asked what the benefit of this registration would be. Mrs. Cofoni said that the State has made the requirement for registration and pushed enforcement onto municipalities. Mr. Shehady said that some towns require all local business to register for a business license, and the insurance requirement helps towns know that the business is there.

Finance

Mr. Shehady said that the cap bank ordinance will be proposed for introduction prior to the introduction of the 2025 Budget.

Police

Committeewoman Ewald asked about the receipt of grant funds for the fiber loop project. Mr. Shehady said that the grant was awarded to the Township, and that the grant is a reimbursement program. The project is currently proceeding as normal, however it is difficult to predict what may happen under the current Presidential Administration. Mayor Choi asked if there can be an acceleration of the drawdown of funds. Mr. Shehady said that the drawdown is tied to the expenditure of funds and reporting thereof. He also noted that the grant for the fiber loop project is a Congressionally authorized grant rather than an agency-discretionary grant.

Public Works

Mr. Shehady presented the Snow and Ice Report from the Department of Public Works. He said that in 2024, there were 335 regular hours and 431 overtime hours related to snow and ice removal. 566 tons of salt and 8,406 gallons of brine were purchased in 2024. \$4,200 was also spent on additional plowing from contractors. Mayor Choi asked how that compares with the Township's budget anticipations. Mr. Shehady said that it fell within what had been budgeted. He also said that the Township could look to build a reserve for future emergency use.

Hearing of Citizens

Mayor Choi opened the Hearing of Citizens.

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

Committeeman Alperowitz moved to adjourn at 8:56 PM. Deputy Mayor Rowland seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk