

**MINUTES
TOWNSHIP COMMITTEE
REGULAR MEETING
MARCH 24, 2026**

Mayor Rowland called the Regular Meeting of the Township Committee of the Township of Chatham to order at 7:32 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.

Mayor's Message

Mayor Rowland addressed the Tax Revaluation, and noted that letters on the topic were sent to inform residents last year that the process would be taking place. Mayor Rowland said that the evaluation was ordered by the Morris County Board of Taxation because of the disparity between tax valuation and market value. She said that if residents are unavailable when the inspectors come by, the appraisal company will leave information so that an appointment can be scheduled. Mayor Rowland stressed that it is in the property owner's interest to have an inspection performed. She said that if a house is not inspected, the revaluation will have to assume the highest possible assessment for the house.

Mayor Rowland announced that a significant grant was awarded by the State for a project at the Library of the Chathams.

Mayor Rowland stated that the 2026 Budget is on this meeting's agenda for introduction. She commented on the work that went into developing the Budget, noting the efforts of the Finance Committee. The Township Committee has managed to meet statutory requirements, address healthcare costs and address other community concerns while presenting the best possible budget.

Mayor Rowland stated that March is Women's History Month. She said that companies with boards that have gender equity outperform those who do not by 2-5%. Mayor Rowland also said that 85% of consumer spending is done by women, and the first CIA operative killed in action was a woman. Mayor Rowland said that she attended a Women's Heritage Month Event at the Governor's Mansion. Mayor Rowland encouraged residents to honor the women in their lives.

Reports

Committeeman Alperowitz said that the Environmental Commission has several upcoming events for Earth Month. He also reported that the Chatham Emergency Squad Installation Dinner will celebrate the work done by the Squad. He highlighted the number of calls that CES responded to in 2025, and also said that over 413 people received CPR training from the Squad last year. Committeeman Alperowitz also reported on awards given out by the Squad.

Committeeman Choi reported on a recent Health Fair in Chatham Borough. Committeeman Choi commented on the revaluation, and said that people can find out where they are in the queue from the Appraisal Systems website. He noted that further information is available on the Township website.

Committeewoman Ewald reported that the Senior Center will host a Shred Event at Chatham Middle School on April 25th. The Garden Tour is being planned.

Deputy Mayor McHugh reported that the Open Space Committee is seeking new members. He further reported on the recent grant received by the Library of the Chathams, which is part of their capital campaign for necessary upgrades and repairs.

Mayor Rowland reported that the Chatham Township Historical Society is seeking a new treasurer. She further reported that the next program will be about New Jersey during the Revolutionary War on April 16th at the Library of the Chathams from 7:00 PM to 8:00 PM, and will be presented by Pat Wells. Mayor Rowland further reported that the Board of Education recently presented their budget. Mayor Rowland further reported that she attended the Health Fair, and she has resources from the County that she will make available at the Municipal Building.

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 2026-04

**ORDINANCE 2026-04
ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW
JERSEY, TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO
ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Chatham in the County of Morris finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 1.5% increase in the budget for said year, amounting to \$ \$212,709.80 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Chatham, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Chatham shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$496,322.87, and that the CY 2026 municipal budget for the Township of Chatham be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Mayor Rowland opened the Public Hearing on Ordinance 2026-04.
Seeing no public comment, Mayor Rowland closed the Public Hearing.

Deputy Mayor McHugh moved to adopt Ordinance 2026-04. Committeeman Alperowitz seconded the motion.

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

Introduction of Ordinances

Ordinance 2026-08

ORDINANCE 2026-08

AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE PROVISIONS FOR THE FUNDING OF OPEN SPACE ACQUISITION

WHEREAS, the Township Committee of the Township of Chatham wishes to reduce the tax levy for the contribution to the Open Space Reserve as set forth at Chapter 2, Article VIII, Section 2-75, Open Space Trust Fund for the tax year 2026.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that the Revised General Ordinances of the Township of Chatham, are amended to provide for modifications to Chapter II, Subsection 2-75.2, Funding of the Reserve for Open Space Acquisition, as follows:

1. 2-75.2 Funding of the Reserve for Open Space Acquisition.

The Reserve for Open Space Acquisition shall be funded through the dedication to the fund of an amount of one and a half (\$.015) cent per one hundred (\$100.00) dollars of assessed valuation for the tax levy for the year 2026. The Reserve shall also be permitted to accept donations and testamentary bequests. The funds accumulated within the Reserve may be utilized for the acquisition of land, easements, or development rights in land within the Township, including use for active and passive recreation, the development and maintenance of municipal properties to be used for active and passive recreation, or as a down payment for the issuance of bonds for the same purposes at the discretion of the Township Committee. Any and all interest accruing on said funds shall be placed into the Reserve for Open Space Acquisition. Unless the Township Committee takes further action, the annual tax levy for the Reserve for Open Space Acquisition shall return to two (\$.02) cents per hundred (\$100.00) dollars of assessed valuation commencing with the tax levy for the year 2027.

- 2. All other provisions of Chapter II, Article VIII, Section 2-75, shall remain unchanged.
- 3. This ordinance shall take effect as provided by law.

Committeewoman Ewald moved to introduce Ordinance 2026-08. Committeeman Choi seconded the motion.

Mr. Shehady said that this ordinance is being introduced prior to the introduction of the Budget because the proposed decrease is part of the budget proposal. He further said that the decrease offers relief to taxpayers to offset a portion some of the budget increases for healthcare costs, winter storm response and the cost of the tax revaluation. The proposed adjustment to the Open Space Tax is just for 2026, and lowers the tax by half a cent per \$100 assessed value. Mr. Shehady further noted that this mechanism has been used in prior years. Committeeman Choi noted that this decrease will not negatively impact any projects.

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

Public Hearing on Ordinance 2026-08 will be scheduled for April 28, 2026.

Introduction of the 2026 Municipal Budget

Budget Presentation

Mr. Shehady gave a recap of the 2026 Budget Presentation. He noted that the full Budget Presentation is available online. The increase in healthcare costs was addressed. Mr. Shehady also commented on the breakdown of a property owner’s tax bill and the variety of services that tax revenue funds. He noted that the bulk of a tax bill is for the School District.

Budget Resolutions

RESOLUTION 2026-081

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING 2026 MUNICIPAL BUDGET

See Attached

Deputy Mayor McHugh moved to adopt Resolution 2026-081. Committeewoman Ewald seconded the motion.

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

Mr. LaConte announced that the Public Hearing on the 2026 Municipal Budget will be scheduled for April 28, 2026.

RESOLUTION 2026-082
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY REGARDING SELF-EXAMINATION OF
2026 MUNICIPAL BUDGET**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the *Township of Chatham* has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Chatham that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate and correctly stated,
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

Committeewoman Ewald moved to adopt Resolution 2026-082. Committeeman Alperowitz seconded the motion.

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

Consent Agenda

RESOLUTION 2026-083

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 \$768,915.62 and the prior month’s payroll of \$638,774.46 Current Fund, \$70,760.96 Sewer Utility, \$7.21 Open Space and \$23,161.97 Police Private Employment be paid.

BE IT FURTHER RESOLVED that taxes due to the School District of the Chathams, for the month of March 2026, in the amount of \$3,843,178.00 be paid.

RESOLUTION 2026-084

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 meeting held on February 24, 2026 and March 10, 2026.

RESOLUTION 2026-085

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, REFUNDING TAX AND SEWER LIEN

WHEREAS, due to payment by property owner of the lien amount, a redemption of the tax and sewer lien is appropriate; and

WHEREAS, the Tax Collector has recommended the refund of redemption monies as well as the Premium to the Outside Lien Holder;

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

Property	Cert #	Lien Holder	Total
Block 64.04, Lot 6.09 5g Heritage Drive Kelly Y Au	24-00003	PRO CAP 8 LLC PO Box 774 Fort Washington, PA 19034	Premium: \$00.00 Principal: \$1,262.66 Interest: \$25.76 <hr/> Payout: \$1,288.42

RESOLUTION 2026-086

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING BUDGET TRANSFERS

WHEREAS, the Township Committee of the Township of Chatham, County of Morris has determined that certain appropriations, in the 2025 municipal reserve budget, are not sufficient to meet anticipated expenses; and

WHEREAS, N.J.S. 40A: 4-58 authorizes the transfer from appropriations where excess exists to other appropriations that are anticipated to be insufficient.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris that the following transfers are hereby affected:

Current Fund

<u>Appropriation</u>	<u>To</u>	<u>From</u>
Engineering Services Other Expenses	\$5,000.00	
Utilities - Gasoline Other Expenses		\$5,000.00
	\$5,000.00	\$5,000.00

Totals

**RESOLUTION 2026-087
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>IBNAME</u>	<u>Project</u>	<u>A/C NUMBER</u>	<u>0BAMOUNT</u>
Ronald Gunn 41 Fairview Avenue Madison, NJ 07940	Plan:11-32-2,6,8-32	E7761692677	\$94.55
Todd Fairbairn 232 Lafayette Ave Chatham, NJ 07928	BOA-20-013	E77651729680	\$476.13
Todd Fairbairn 232 Lafayette Ave Chatham, NJ 07928	BOA-19-83-15	E7765172497	\$240.00
Brad Wayman 4 Robert Drive Chatham, NJ 07928	BOA-25-022	E7766970486	\$277.38

**RESOLUTION 2026-088
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
APPROVING FIRE DEPARTMENT MEMBERSHIPS**

WHEREAS, the Township of Chatham has designated the Green Village Volunteer Fire Department and the Chatham Township Volunteer Fire Department as the official fire companies for the Township; and

WHEREAS, members of both departments are eligible for membership in N.J. State Firemen’s Association as provided by applicable law; and

WHEREAS, in order to become members of the association, the Township is required to certify that each applicant is an active member of the respective Fire Department;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey that the following named individual has been admitted to active membership in the respective department as approved by the Township Committee.

NAME

FIRE DEPARTMENT

James T. Rath

Chatham Township Volunteer Fire Department

**RESOLUTION 2026-090
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY, ACCEPTING THE BID AND AWARDING
THE CONTRACT FOR AN OPERATOR FOR THE COLONY POOL CONCESSION STAND
FOR THE 2026 POOL SEASONT O CORPORATE CAFÉ LLC IN ACCORDANCE WITH THE
LOCAL PUBLIC CONTRACTS LAW**

WHEREAS, on January 27, 2026, the Mayor and Township Committee of the Township of Chatham (the “**Township**”) adopted Resolution No. 2026-058 authorizing the Township to solicit bids for an operator for the concession stand at Colony Pool located at 55 School Avenue, Chatham, New Jersey 07928 for the 2026 pool season (the “**Services**”); and

WHEREAS, the Township received one (1) bid on March 18, 2026 from Corporate Café LLC, located at 105 Eisenhower Parkway, Roseland, New Jersey 07068 (“**Corporate Café**”) in the amount of Two Hundred Fifty Dollars (\$250.00); and

WHEREAS, the Township Attorney has reviewed Corporate Café’s bid and recommends award of the contract for the Services to Corporate Café as the only responsive and responsible bidder in the total amount of Two Hundred Fifty Dollars (\$250.00) (hereinafter referred to as the “**Contract Amount**”); and

WHEREAS, the Township Chief Financial Officer has certified the availability of funds for the Contract Amount; and

WHEREAS, the Township desires to adopt this Resolution authorizing the award of the contract for the Services to Corporate Café.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, 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 contract for the Services is hereby awarded to Corporate Café in the amount of Two Hundred Fifty Dollars (\$250). The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into a contract with Corporate Café for the Services, and to in all other ways carry out and effectuate the purposes thereof.
3. This Resolution shall be effective immediately.

Committeewoman Ewald moved to approve the Consent Agenda. Committeeman Choi seconded the motion.

Committeewoman Ewald noted that the vendor for the Colony Pool Concession Stand is the same vendor from two years ago.

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

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Stewart Carr, Crestwood Drive, said that the Budget Presentation did not address the purpose of the Open Space Trust being a fund for the acquisition of open space properties. He advocated for having the Open Space Trust be used as a reserve for the acquisition of property rather than the other related purposes that are allowed by ordinance. Mr. Carr also clarified that the Open Space Tax is assessed as \$0.02 per \$100 assessed value rather than a 2% tax. Mr. Carr further stated he would prefer to see a reserve fund built rather than use the money for open space purposes other than acquisition.

Mr. Shehady said that Mr. Carr is correct that the open space tax is currently assessed as \$0.02 per \$100 assessed value. He also said that even with the tax being lowered for 2026, a reserve of \$494,000 in the fund is anticipated.

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

Committeeman Choi moved to adjourn at 8:15 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk