

**MINUTES  
TOWNSHIP COMMITTEE  
REGULAR MEETING  
APRIL 22, 2025**

Mayor Choi called the Regular Meeting of the Township Committee of the Township of Chatham to order at 6:33 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 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, Committeeman McHugh, Deputy Mayor Rowland and Mayor Choi.

Deputy Mayor Rowland participated via Zoom.

**Executive Session**

**RESOLUTION 2025-P-09  
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. Potential Litigation
  - b. Contact Negotiations
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.

Committeewoman Ewald moved to adopt Resolution 2025-P-09 to enter Executive Session at 6:34 PM. Committeeman Alperowitz seconded the motion.

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

The Township Committee returned to Public Session at 7:35 PM.

Mayor Choi led the Flag Salute.

**Mayor's Message**

Mayor Choi thanked Mr. Shehady, Mrs. Cofoni and Mr. Young for their work on preparations for the 2025 Colony Pool season. He also thanked Mr. Ruschke for his work on procuring various grants, and thanked Chief Miller for his efforts to improve the efficiency and effectiveness of the Township Police Department. Mayor Choi further thanked Mr. Shehady,

Mrs. King, Mr. Daniels and Mr. LaConte for he work they due that resulted in the Township’s 2024 Audit resulting in positive results.

Mayor Choi noted that the Township will be working on the redesign of Colony Pool, the future of the Fenske property and the Fourth Round of affordable housing.

Mayor Choi noted the teamwork that goes into addressing the variety of issues that face the Township.

**Reports**

Deputy Mayor Roland reported that the next open house at the Red Brick Schoolhouse will be on May 2<sup>nd</sup>.

Committeeman McHugh reported that the Library consortium migrated to a new system, which means that users need to update their passwords. He further reported that the Library is offering a series of STEAM programs for children ages 1 to 14. Committeeman McHugh stated that there will be tree plantings, tree giveaways and an environmental cleanup at Shunpike Field on April 26<sup>th</sup>.

Committeewoamn Ewald noted that through the Library, there are several websites accessible such as Ancestry.com that normally require paid access. The Senior Center will host their Shred Event fundraiser on April 26<sup>th</sup>. On June 6<sup>th</sup> the Senior Center will host a 35<sup>th</sup> Anniversary fundraiser event that will also honor trustees board president Jim Connolly. There was recently a ribbon cutting at the Senior Center following the facilities upgrades. Committeewoman Ewald noted the variety of programs hosted by the Senior Center. Committeewoman Ewald further reported on the events planned at Colony Pool during the 2025 season. The Planning Board is discussing the Housing Element and Fair Share Plan updates for the Fourth Round, and there is also an application for a subdivision near the intersection of Maple and Cedar. On April 26<sup>th</sup>, the Events Committee will host their Spring Fling.

**Hearing of Citizens**

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

**Public Hearing/Final Adoption of Ordinances**

**Ordinance 2025-09**

**ORDINANCE 2025-09  
ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 30, LAND DEVELOPMENT, SECTION 30-17, FEES, OF THE TOWNSHIP CODE TO UPDATE CERTAIN LAND USE APPLICATION FEES**

**WHEREAS**, the Township Committee of the Township of Chatham (the “**Township**”) desires to amend Chapter 30, Land Development, Section 30-17, Fees, of the Township Code to update certain land use application fees; and

**WHEREAS**, upon first reading of this ordinance, the Township refers this ordinance to the Township Planning Board pursuant to N.J.S.A. 40:55D-26, requesting that they review it for consistency with the Township’s Master Plan and to prepare recommendations regarding the amendments contained herein; and

**WHEREAS**, upon first reading of this ordinance, the Township directs the Township Clerk and Township Attorney to provide the required public notice of the public hearing for second reading and adoption as set forth in N.J.S.A. 40:55D-15.

**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.** The Township Code, Chapter 30, Land Development, Section 30-17, Fees, subsection 30-17.1, Fees, paragraph a, Application Fees, is hereby amended as follows:

- a. Application Fees. At the time of an application for development the applicant shall pay to the Township application fees in accordance with the following schedule:
  - 1. Concept Plan: \$500.
  - 2. Minor Subdivision - Simple Lot Line Change: \$250.
  - 3. Minor Subdivision - Three lots or less: \$475.
  - 4. Preliminary Plat - Major Subdivision: \$300 plus \$150 per lot
  - 5. Final Plat - Major Subdivision: \$300 plus \$100 per lot.
  - 6. Preliminary Site Plan Conventional: \$300 plus \$50 for each 1,000 square feet or fraction thereof.
  - 7. Final Site Plan Conventional: One-half of fee for Preliminary Site Plan.
  - 8. Preliminary Site Plan Multi-Family: \$300 plus \$50 per 1,000 square feet of floor area or fraction thereof.
  - 9. Final Site Plan Multi-Family: One-half of fee for Preliminary Site Plan.
  - 10. Master Development Plan Multi-Family Housing Development: \$1,500 plus \$50 per dwelling unit.
  - 11. Waiver of Complete Site Plan Approval: \$400.
  - 12. Amended Site Plan: \$400.

Section 3. The Township Code, Chapter 30, Land Development, Section 30-17, Fees, subsection 30-17.2, Conditional Uses, Variances and Appeals, is hereby amended as follows:

	Type of Application	Application Fee
a.	Conditional Use	\$500
b.	Appeals from decision of a Construction or Zoning Official pursuant to Subsection 30-47.1	\$200
c.	Interpretation of Zoning Map or Zoning regulations or for decisions on other special questions pursuant to Subsection 30-47.2	\$200
d.	Variances pursuant to Subsection 30-47.3 from lot area, lot dimensional, setback and yard requirements.	\$300
e.	Variances from use regulations pursuant to Subsection 30-47.4.	\$700
f.	Direction pursuant to Subsection 30-47.6 for issuance of a permit for building or structure in the bed of a mapped street or public drainageway, flood control basin or public area reserved on an official map.	\$200
g.	Direction pursuant to Subsection 30-47.7 for issuance of a permit for a building or structure not related to a street.	\$200
h.	The fees in Subsections a through g inclusive above shall be in addition to any applicable fee in connection with a subdivision or site plan as provided in Subsection 30-17.1.	
i.	Appeals to the Township Committee pursuant to 30-13.	\$300

**Section 4.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance and the remainder of the Ordinance shall be deemed valid and effective, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 5.** All ordinances or parts of ordinances, which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 6.** Pursuant to N.J.S.A. 40:55D-16, upon adoption, the Township Clerk shall file a copy of this ordinance with the County Planning Board. Thereafter, this Ordinance shall take effect according to law.

Mr. Shehady provided an overview of Ordinance 2025-09, and indicated that the fees are being raised so that application costs are not subsidized by tax payers. He also stated that the Planning Board conducted a Master Plan Consistency Review, and determined that Ordinance 2025-09 is not inconsistent with the Master Plan.

Mayor Choi opened the Public Hearing on Ordinance 2025-09.  
Seeing none, Mayor Choi closed the Public Hearing.

Committeewoman Ewald moved to adopt Ordinance 2025-09. Committeeman McHugh seconded the motion.

Committeewoman Ewald noted that the fees involved are use fees. She said that the fees in neighboring towns were surveyed, and she is satisfied with the draft ordinance.

Mayor Choi noted that the ordinance adds a fee for amended site plans.

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

#### Ordinance 2025-10

#### **ORDINANCE 2025-10**

#### **ORDINANCE OF THE TOWNSHIP OF CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP TO ENTER INTO A PURCHASE AND SALE AGREEMENT, PROVIDING FOR THE SALE OF PROPERTY LOCATED IN THE TOWNSHIP OF CHATHAM AND IDENTIFIED IN THE TOWNSHIP TAX RECORDS AS BLOCK 62, LOT 71.01, PURSUANT TO THE LOCAL LANDS AND BUILDINGS LAW**

**WHEREAS**, the Township of Chatham (the “**Township**”) is a public body corporate and politic of the State of New Jersey, and, pursuant to N.J.S.A. 40A:12-13(b)(5) of the New Jersey Local Lands and Buildings Law, N.J.S.A. 40A:12-1 *et seq.* (the “**LLBL**”), the Township has determined to sell the real property located in the Township of Chatham, State of New Jersey designated as Block 62, Lot 71.01 (the “**Property**”) and to exercise the powers contained in the LLBL to facilitate such sale; and

**WHEREAS**, Deniz Sinal (the “**Buyer**”) is the owner of certain real property designated as Block 62, Lot 72, commonly known as 476 River Road, which is contiguous with the Property that is being sold to Buyer in order to eliminate an existing encroachment by Buyer; and

**WHEREAS**, on December 6, 2023, the Township commissioned an appraisal of the Property from David Mailman, ASA, IFAS, SCGRE, Certified General Real Estate Appraiser, to determine the fair market value of the Property (the “**Appraisal Report**”), a copy of which is on file with the Township Clerk; and

**WHEREAS**, the Appraisal Report determined the fair market value of the Property to be Twenty Thousand Dollars (\$20,000); and

**WHEREAS**, the Township wishes to sell the Property to the Buyer at private sale pursuant to the authority granted to it under the LLBL; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-13(b)(5) of the LLBL, the Township may sell real property at private sale; and

**WHEREAS**, in furtherance of the transactions contemplated herein, the Township and Buyer entered into a certain Escrow Agreement, pursuant to which the Buyer deposited the Purchase Price (as defined herein) for the purchase of the Property with the Township; and

**WHEREAS**, the Township desires to sell the Property to Buyer for a price of Twenty Thousand Dollars (\$20,000.00) (the “**Purchase Price**”), pursuant to the terms of a purchase and sale agreement, substantially in the form attached hereto as **Exhibit A** (the “**PSA**”), negotiated between the Township and Buyer.

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

**Section 1.** The aforementioned recitals are hereby incorporated by reference as if fully set forth herein.

**Section 2.** The Township Committee approves the PSA in substantially the form attached hereto as **Exhibit A**, together with any changes, insertions and omissions, after the Mayor’s consultation with counsel to the Township, deemed in their collective discretion to be necessary or desirable for the execution thereof.

**Section 3.** The Mayor and other necessary and desirable Township officials/employees and Township consultants are authorized to execute, deliver and administer the PSA, and take any other necessary actions or refrain from taking actions, execute and deliver documents and/or agreements that

are reasonable and necessary to effectuate the PSA, this Ordinance and to close on the sale of the Property.

**Section 4.** The Township Committee further authorizes the sale of, and closing on the purchase of the Property to the Buyer in accordance with the PSA and the Mayor and other necessary and desirable Township officials/employees are hereby authorized to convey the Deed to the Property and any and all associated documents by and between the Buyer and the Township, and any other documents in accordance with the PSA and this Ordinance as reasonably required to effectuate said sale.

**Section 5.** The Township Clerk shall post this Ordinance on the bulletin board or other conspicuous space in the Municipal Building where the Township Committee holds its regular meetings, and shall further advertise this Ordinance, and the sale of the Property contemplated herein, in a newspaper circulating in the Township of Chatham within five (5) days of adoption of this Ordinance.

**Section 6.** The Township Clerk shall file sworn affidavits verifying the publication of advertisement of the Ordinance, and the sale of the Property contemplated herein, with the Director of the Division of Local Government Services in the Department of Community Affairs.

**Section 7.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 8.** This Ordinance shall take effect upon final passage and publication according to law.

Mr. Shehady said an ordinance is needed when a municipality wants to sell land. He provided an overview of the encroachment that this ordinance will correct through a land sale.

Mayor Choi opened the Public Hearing on Ordinance 2025-10.  
Seeing none, Mayor Choi closed the Public Hearing.

Mayor Choi noted that the encroachment in question could have impeded an affordable housing objective. He thanked Mr. Shehady, Mrs. Cofoni and Mr. Ruschke for their efforts in effectuating the land sale.

Committeeman McHugh moved to adopt Ordinance 2025-10. Committeewoman Ewald seconded the motion.

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

### **Introduction of Ordinances**

#### **ORDINANCE 2025-11 ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE III. DEPARTMENTS ESTABLISHED, SECTION 2-11, POLICE DEPARTMENT, SUBSECTION 2-11.7, POLICE DEPARTMENT PERSONNEL OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY**

**WHEREAS**, the Township Committee of the Township of Chatham (the “**Township**”) desires to amend Chapter 2, Administration, Article III, Departments Established, Section 2-11, Police Department, subsection 2-11.7, Police Department Personnel, of the Revised General Ordinances of the Township of Chatham, to update the organization and personnel of the Township Police Department to increase the number of Sergeants by one and to reduce the number of patrol officers by one, maintaining the same total number of police personnel.

**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.** Chapter 2, Administration, Article III, Departments Established, Section 2-11, Police Department, subsection 2-11.7, Police Department Personnel, of the Revised General Ordinances of the Township of Chatham, is hereby amended as follows:

#### **§ 2-11.7 Police Department Personnel.**

The Police Department shall consist of a Chief of Police, up to two Lieutenants, up to five Sergeants, and up to 14 Patrol Officers. In addition, there may be clerical staff as shall be deemed necessary from time to time by the Township Committee.

**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.

Mr. Shehady provided an overview of this ordinance. He stated that the table of organization for the CTPD will be updated to add an additional sergeant position to oversee the Detective Bureau and Special Operations. He also noted that the ordinance reflects that there are 14 patrolmen in the Department.

Committeeman Alperowitz moved to introduce Ordinance 2025-11. Committeewoman Ewald seconded the motion.

Mayor Choi noted that Chief Miller is always mindful of resources and the delivery of services. Committeeman Alperowitz said that the ordinance is well thought out regarding efficiency and budget considerations.

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

Public Hearing for Ordinance 2025-11 will be scheduled for May 20, 2025.

**Public Hearing/Adoption of the 2025 Municipal Budget**

**RESOLUTION 2025-099**  
See Attached

Mr. Shehady provided an overview of the 2025 Budget. He further noted that the Township was under State Review this year, and the State had minimal comments on this year's budget.

Mayor Choi opened the Public Hearing on the 2025 Municipal Budget. Seeing no public comment, Mayor Choi closed the Public Hearing.

Deputy Mayor Rowland moved to adopt Resolution 2025-099 to introduce the 2025 Municipal Budget. Committeeman McHugh seconded the motion.

Committeewoman Ewald thanked the Finance Committee for their work on the Budget, and noted the pressure placed on municipal budgets.

Mayor Choi noted that the County-mandated revaluation is another substantive expense faced by the Township.

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

**Consent Agenda**

**RESOLUTION 2025-100**  
**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 \$3,659,618.78 and the prior month's payroll of \$523,299.45 Current Fund, \$63,294.74 Sewer Utility, \$2,175.77 Open Space and \$16,785.41 Police Private Employment be paid.

**BE IT FURTHER RESOLVED** that taxes due to the School District of the Chathams, for the month of April 2025, in the amount of \$3,644,912.00 be paid.

**RESOLUTION 2025-101**

**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 March 25, 2025 and April 8, 2025.

**RESOLUTION 2025-102**

**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 April 8, 2025.

**RESOLUTION 2025-103**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,  
COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE SOLICITATION OF  
BIDS FOR SNOW PLOWING SERVICES FOR A PERIOD UP TO THREE YEARS  
COMMENCING WITH THE 2025 SNOW SEASON 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"), specifically N.J.S.A. 40A:11-15(41), the Township desires to solicit bids for snow plowing services for a period up to three years, commencing with the 2025 snow season (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.

**RESOLUTION 2025-104**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,  
COUNTY OF MORRIS, STATE OF NEW JERSEY, RATIFYING AND CONFIRMING THE  
APPOINTMENT OF AN ASSISTANT POOL MANAGER**

**WHEREAS**, the Township of Chatham desires to fill an anticipated vacancy in the position of Assistant Pool Manager; and

**WHEREAS**, the Township Administrator has recommended that it would be in the best interests of the Township to appoint Sabrina Huresky as an Assistant Pool Manager; and

**WHEREAS**, the Township Administrator appoints Samantha Rendine as a part-time, seasonal Assistant Pool Manager.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that they do hereby ratify and confirm the Township Administrator's appointment of Sabrina Huresky as a part-time, seasonal Assistant Pool Manager effective May 1, 2025 through September 1, 2025 at an hourly rate of \$30.00, pending satisfactory completion of a criminal background investigation, and subject to satisfactory completion of a probationary period of 180 days.

**RESOLUTION 2025-105**

**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  
TO LEGACY HOSPITALITY & ENTERTAINMENT GROUP, LLC, IN ACCORDANCE WITH  
THE LOCAL PUBLIC CONTRACTS LAW**

**WHEREAS**, the Mayor and Township Committee of the Township of Chatham (the “Township”) adopted Resolution No. 2025-071 on February 25, 2025 authorizing the Township to publicly seek bids for an operator for the concession stand at Colony Pool located at 55 School Avenue, Chatham, New Jersey 07928 for the 2025 and 2026 pool seasons (the “Services”); and

**WHEREAS**, the Township received one bid on April 8, 2025 from Legacy Hospitality & Entertainment Group, LLC (“Legacy”) for the Services in the amount of Six Thousand Dollars (\$6,000) as a one-time fee to be paid to the Township upon the execution of the contract for the Services; and

**WHEREAS**, the Township Attorney reviewed the bid received and recommends awarding the contract for the Services to Legacy as the only responsive and responsible bidder in the total amount of Six Thousand Dollars (\$6,000.00) (hereinafter collectively 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 Legacy.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, and State of 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 Legacy in the amount of Six Thousand Dollars (\$6,000). The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into a contract with Legacy for the Services, and to in all other ways carry out and effectuate the purposes thereof.
3. This Resolution shall be effective immediately.

**RESOLUTION 2025-106**

**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 GPI IN CONNECTION WITH GRANT FUNDED SIDEWALK  
IMPROVEMENTS ON THE SOUTH SIDE OF SHUNPIKE ROAD BETWEEN FALMOUTH  
ROAD AND PINE STREET**

**WHEREAS**, in 2019 the Township of Chatham (the “**Township**”) received a Federal Aid Grant through the Federal Aid Highway Program in the amount of \$232,278.23 (as amended, the “**Grant**”) for the installation of sidewalk on Shunpike Road from Falmouth Road to Pine Street (the “**Project**”); and

**WHEREAS**, on March 11, 2021, the Township adopted Resolution No. 2021-097 awarding a contract to GPI, the engineering firm designated by the State of New Jersey Department of Transportation, to design and prepare the bid specifications for the Project (the “**Contract**”); and

**WHEREAS**, a change order is required to address an increase in the final design costs for the Project as set forth in detail in the correspondence from GPI dated September 9, 2022 and October 6, 2022 (collectively, the “**Change Order**”); and

**WHEREAS**, the Change Order results in an increase to the Contract in the amounts of \$19,184.70 and \$6,434.47 (the “**Additional Costs**”), resulting in the total Contract amount increasing to an amount not to exceed \$257,897.40; and

**WHEREAS**, the State of New Jersey awarded the Township additional funding in the amount of the Additional Costs from the Federal Aid Highway Program for the final design costs associated with the Project, thereby increasing the total amount of the Grant from \$232,278.23 to \$257,897.40; 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 with the federal funds provided by the Federal Aid Highway Program.

**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 Two Hundred Fifty-Seven Thousand Eight Hundred Ninety-Seven Dollars and 40/100 Cents (\$257,897.40). 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.

**RESOLUTION 2025-107**  
**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:

<b>NAME</b>	<b><u>Project</u></b>	<b><u>A/C NUMBER</u></b>	<b><u>AMOUNT</u></b>
Sterling Sun at Chatham, LLC 50 East Mt. Pleasant Ave Livingston, NJ 07039	PLAN-19-66-1 Re: 351 Hillside Ave	E7765172299	\$1,523.91
Aleksandra Bury 12 Woodland Road Chatham, NJ 07928	BOH 18-48.17-133 Re: 341 Green Village Rd	E7764943138	\$563.75
Sorella Homes LLC 15 Miller Rd New Vernon, NJ 07976	RO-22-035 Re: 19 Dale Drive	E-7766178379 Escrow	\$114.75
Sorella Homes LLC 15 Miller Rd New Vernon, NJ 07976	RO-22-035 Re: 19 Dale Drive	E-7766178387 Performance Bond	\$500.00
Steven Simonfay 335 Main St Madison, NJ 07940	RO-22-056 Re: 8 Brentwood Road	E7766178585	\$154.76
Steven Simonfay 335 Main St Madison, NJ 07940	RO-24-0036 Re: 9 Lenape Trail	E7766852725	\$98.74

**RESOLUTION 2025-108**  
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM CERTIFYING REVIEW OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, The Local Finance Board has promulgated N.J.A.C. 5:30-6-5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations” as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

#### **RESOLUTION 2025-109**

#### **RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM ACKNOWLEDGING RECEIPT OF CORRECTIVE ACTION PLAN RELATIVE TO 2024 AUDIT**

**BE IT RESOLVED** by the Township Committee of the Township of Chatham that it, hereby, acknowledges receipt of the Chief Financial Officer’s Corrective Action Plan relative to the 2024 Audit.

**BE IT FURTHER RESOLVED** that a copy of the Corrective Action Plan be forwarded to the Department of Community Affairs as required by State regulations.

#### **RESOLUTION 2025-110**

#### **RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A CONTRACT WITH PACKETALK IN THE AMOUNT OF \$24,000 FOR THE PURCHASE OF AUTOMATIC LICENSE PLATE READERS**

**WHEREAS**, the Township of Chatham (the “**Township**”) Police Department has a need to purchase automatic license plate readers (“**ALPRs**”); and

**WHEREAS**, Packetalk’s ALPRs are the only units authorized for use with the Morris County Law and Public Safety’s system and further, Packetalk’s ALPRs are proprietary and Packetalk is the only approved vendor to sell the Packetalk ALPRs; and

**WHEREAS**, the Packetalk quote for the ALPRs is for a total purchase price of Twenty-Four Thousand Dollars (\$24,000.00) (the “**Contract Amount**”); and

**WHEREAS**, in accordance with the Chatham Township Purchasing Manual, which was adopted on May 21, 2024, the Contract Amount is categorized as a “Window Contract” which may be awarded through a Fair and Open Process or Non-Fair and Open Process; and

**WHEREAS**, given the fact that only Packetalk ALPRs are authorized for use with the Morris County Law and Public Safety’s system and that only Packetalk is authorized to sell them, the Township desires to purchase the ALPRs from Packetalk through the Non-Fair and Open Process; and

**WHEREAS**, the Non-Fair and Open Process requires the submission of certain documentation from a vendor and approval of the contract via the adoption of a resolution by the Township Committee; and

**WHEREAS**, the Chief Financial Officer 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 purchase of ALPRs to Packetalk.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, and State of 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 purchase of ALPRs is hereby awarded to Packetalk, in the amount of Twenty-Four Thousand Dollars (\$24,000), subject to receipt of the required documentation as set forth in the Chatham Township Purchasing Manual. The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into a contract with Packetalk for the ALPRs, and to in all other ways carry out and effectuate the purposes thereof.
3. This Resolution shall be effective immediately.

**RESOLUTION 2025-111**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE SOLICITATION OF BIDS FOR ROAD AND DRAINAGE IMPROVEMENTS OF HILLSIDE AVENUE IN THE TOWNSHIP OF CHATHAM IN ACCORDANCE WITH THE 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 of Chatham (the “**Township**”) desires to solicit bids for an operator for Road and Drainage Improvements of Hillside Avenue in the Township of Chatham (the “**Contract**”); and

**WHEREAS**, in 2025 the Township received a grant from NJDOT Municipal Aid Project in the amount of \$261,720 (the “**Grant**”) to utilize in connection with the 2025 resurfacing and drainage improvements to Hillside Avenue; and

**WHEREAS**, it is anticipated that the Grant will not be sufficient to pay for the total amount of 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, County of Morris, New Jersey, as follows:

1. The foregoing recitals are hereby incorporated herein by reference as if set forth at length.
2. Subject to prior approval by the New Jersey Department of Transportation (the “**NJDOT**”) to bid, the Township Committee hereby authorizes the Township’s Qualified Purchasing Agent, under the direction of the Township Administrator and in consultation with the Township Engineer and Township Attorney, to prepare bid specifications in accordance with the LPCL for the Contract.
3. The Township Committee hereby further authorizes the Township Clerk, once the NJDOT authorizes the bid and the bid specifications have been prepared, to solicit bids pursuant to the LPCL for the Contract.
4. This Resolution shall take effect immediately.

**RESOLUTION 2025-112**

**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 THE LAFAYETTE AVENUE AND SPRING STREET SIDEWALK PROJECT TO AA BERMS, LLC IN ACCORDANCE WITH THE LOCAL PUBLIC CONTRACTS LAW**

**WHEREAS**, the Township of Chatham (the “**Township**”) was awarded a Safe Routes to School Grant to provide for the installation of a sidewalk on Lafayette Avenue and Spring Street (New Jersey Department of Transportation (“**NJDOT**”) Job No. 6805302; and Federal Project No. HSP-7937 (101) CON) (the “**Sidewalk Project**”); and

**WHEREAS**, the Mayor and Township Committee of the Township adopted Resolution No. 2023-077 authorizing the Township to solicit bids for the Sidewalk Project in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. (the “**LCPL**”); and

**WHEREAS**, the Township received four (4) bids for the Sidewalk Project, all of which omitted the correct Federal Highway Administration forms, and therefore, all four (4) bidders were not qualified as a responsible bidder; and

**WHEREAS**, the Township Engineer recommended the rejection of the four (4) bids received for the Sidewalk Project; and

**WHEREAS**, on August 15, 2023, the Township Committee adopted Resolution No. 2023-169 rejecting the bids and authorizing a notice to re-bid for the Sidewalk Project; and

**WHEREAS**, the Township received one (1) bid on November 9, 2023 from Diamond Construction in the total amount of \$761,839.00 for the Sidewalk Project; and

**WHEREAS**, because the bid exceeded the estimate and only one bid was received, on April 23, 2024, the Township Committee adopted Resolution No. 2024-114 rejecting the bid and authorizing a notice to re-bid for the Sidewalk Project; and

**WHEREAS**, the Township received two (2) bids on June 27, 2024 from Diamond Construction in the total amount of \$623,914.00 and from Your Way Construction Inc. in the total amount of \$386,957.25 for the Sidewalk Project; and

**WHEREAS**, by the letter dated October 23, 2024, the Township Engineer recommended the rejection of the bids received from Diamond Construction and Your Way Construction Inc. as the documents submitted by the apparent low bidder were not adequate to satisfy the grant requirements and insufficient funds were available to award to the second bid received; and

**WHEREAS**, on November 12, 2024, the Township Committee adopted Resolution No. 2024-222 rejecting the bids and authorizing a notice to re-bid for the Sidewalk Project; and

**WHEREAS**, in response to the rebid, on January 9, 2025, the Township received six (6) bids from Your Way Construction Inc. in the total amount of \$399,723.25; DLS Contracting, Inc. in the total amount of \$584,908.50; AA Berms, LLC (“AA Berms”) in the total amount of \$599,645.00; Diamond Construction in the total amount of \$732,004.00; Zuccaro, Inc. in the total amount of \$767,305.00; and Berto Construction, Inc. in the total amount of \$953,314.50; and

**WHEREAS**, Your Way Construction Inc. withdrew its bid in accordance with the requirements of the LPCL, and DLS Contracting, Inc.’s bid was rejected by the State of New Jersey because its bid did not comply with the disadvantaged business enterprise goals required; and

**WHEREAS**, the Township Engineer and Township Attorney recommend awarding the contract for the Sidewalk Project to AA Berms as the lowest responsive and responsible bidder in the total amount of Five Hundred Ninety-Nine Thousand Six Hundred and Forty-Five Dollars (\$599,645.00) (hereinafter collectively 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 Sidewalk Project to AA Berms.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, and State of 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 Sidewalk Project is hereby awarded to AA Berms located in Bellville, New Jersey, in the amount of Five Hundred Ninety-Nine Thousand Six Hundred Forty-Five Dollars (\$599,645.00). The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into a contract with AA Berms for the Sidewalk Project, and to in all other ways carry out and effectuate the purposes thereof.
3. This Resolution shall be effective immediately.

#### **RESOLUTION 2025-113**

#### **RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF A FEDERAL AID AGREEMENT BY AND BETWEEN CHATHAM TOWNSHIP AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE LAFAYETTE AVENUE AND SPRING STREET – SAFE ROUTES TO SCHOOL PROJECT**

**WHEREAS**, on or about the effective date of this Resolution, the Township of Chatham (the “**Township**”) intends to award a contract to AA Berms LLC in connection with the installation of a sidewalk on Lafayette Avenue and Spring Street (New Jersey Department of Transportation (“**NJDOT**”) Job No. 6805302; and Federal Project No. HSP-7937 (101) CON) (the “**Sidewalk Project**”); and

**WHEREAS**, the Congress of the United States has enacted various Transportation Authorization Bills to provide federal funding for transportation programs (“**Federal-Aid Funds**”), which programs include, but are not limited to, the Safe Routes to School Program; and

**WHEREAS**, the Legislature of the State of New Jersey has enacted legislation by which certain Federal-Aid Funds may be made available for use on local-transportation projects of public entities qualified to act as the recipient of such Federal-Aid Funds in accordance with the intent of federal law; and

**WHEREAS**, before Federal-Aid Funds will be made available for a specific program project, i.e., the Sidewalk Project, the Township and NJDOT are required to enter into an agreement to establish the terms and conditions applicable to the Township when receiving Federal-Aid Funds for the Sidewalk Project and the subsequent operation and maintenance of the completed Sidewalk Project; and

**WHEREAS**, NJDOT may award the Township funds to finance the Sidewalk Project (the “**Project Fund**”) pursuant to the applicable federal and state law; and

**WHEREAS**, the Township desires to authorize a contract with NJDOT to specify the conditions applicable to the financing of the costs of the Sidewalk Project out of the Project Fund and the obligations of the Township and NJDOT with respect to the Sidewalk Project (the “**Agreement**”).

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

1. The recitals set forth above are incorporated by reference as if set forth at length herein.
2. The Mayor is hereby authorized and directed to execute the Agreement, in substantially the form on file with the Clerk, together with such additions, deletions and modifications as deemed necessary by the Mayor upon consultation with the Township Administrator, Township Engineer, and Township Attorney. The Clerk is hereby authorized and directed to attest to the signature of the Mayor on the Agreement and to deliver same to NJDOT.
3. The Mayor, Chief Financial Officer, Township Engineer, and Clerk are hereby authorized and directed to take any and all action and execute and deliver any and all documents, certificates, agreements or instruments necessary to effectuate the transactions contemplated by this Resolution and the Agreement.
4. This Resolution shall take effect immediately.

Committeewoman Ewald moved to adopt the Consent Agenda. Committeeman McHugh seconded the motion.

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

### **Hearing of Citizens**

Mayor Choi opened the Hearing of Citizens.

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

Committeewoman Ewald moved to adjourn at 8:06 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Municipal Clerk