

**MINUTES
TOWNSHIP COMMITTEE
REGULAR MEETING
APRIL 28, 2026**

Mayor Rowland called the Regular Meeting of the Township Committee of the Township of Chatham to order at 6:32 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.

Committeewoman Ewald and Deputy Mayor McHugh participated via Zoom.

Executive Session

**RESOLUTION 2026-P-05
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. Contract 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.

Committeeman Alperowitz moved to pass Resolution 2026-P-05 to enter Executive Session at 6:34 PM. Committeeman Choi seconded the motion.

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

The Committee returned to Public Session at 7:31 PM.

Mayor Rowland led the Flag Salute.

Mayor's Message

Mayor Rowland said that April is Autism Awareness Month, and noted a proclamation will be presented at this meeting. She also said that May is Mental Health Awareness Month. On May 1st, there will be a kickoff for Mental Health Awareness Month at the Village Green in Summit.

Mayor Rowland further noted that the 2025 Audit has been completed. She further noted that inspections for the revaluation are underway, and said not allowing in the inspectors may result in a higher assessment. Mayor Rowland addressed the upcoming FIFA World Cup and the impact it may have on both commuters and NJ Transit.

Proclamation

Mayor Rowland read aloud the attached proclamation for Autism Awareness Month.

Reports

Mayor Rowland reported that the *“Revolutionary Lives: Living the American Experiment Then and Now”* Exhibit will be held at the Red Brick Schoolhouse.

Committeeman Alperowitz reported that the Joint Recreation Advisory Committee met, and enrollment in programs is up. He also reported that the Environmental Commission has been busy with programming about Earth Month. The tri-town yard sale is being held the first weekend of May, and will help raise funds for the Great Swamp Watershed Association.

Committeewoman Ewald thanked those who supported the Senior Center’s recent Shred Event. She further reported that registration for Colony Pool is open.

Deputy Mayor McHugh reported that the Open Space Committee is welcoming a new member.

Committeeman Choi noted the Wellness Committee’s efforts for Mental Health Awareness Month. He also encouraged residents to sign up for the townwide yard sale.

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 2026-08

**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.

Mayor Rowland opened the Public Hearing on Ordinance 2026-08. Seeing none, Mayor Rowland closed the Public Hearing.

Committeewoman Ewald moved to adopt Ordinance 2026-08. Committeeman Alperowitz seconded the motion.

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

Public Hearing/Adoption of the 2026 Municipal Budget

Budget Resolutions

**RESOLUTION 2026-092
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY ADOPTING 2026
MUNICIPAL BUDGET**

See Attached

Mayor Rowland opened the Public Hearing on the 2026 Budget. Seeing no public comment, Mayor Rowland closed the Public Hearing.

Mr. Shehady noted that the Budget Presentation is available online. Mr. LaConte noted that the Budget Document is also available online.

Committeewoman Ewald noted the challenges for the 2026 Budget and thanked the Finance Committee for their work in the preparation of the Budget.

Committeeman Choi moved to adopt Resolution 2026-092. Deputy Mayor McHugh seconded the motion.

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

Consent Agenda

**RESOLUTION 2026-089
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 IMPROVEMENTS TO ESTERNAY PARK TO DENBAR
CONSTRUCTION IN THE TOTAL AMOUNT OF \$92,410.00 IN ACCORDANCE WITH THE
LOCAL PUBLIC CONTRACTS LAW**

WHEREAS, on September 23, 2025, the Mayor and Township Committee of the Township of Chatham (the “Township”) adopted Resolution No. 2025-182 authorizing the Township to solicit bids to make improvements to Esternay Field, located at 815 Fairmount Avenue, Chatham, New Jersey 07928, to accommodate individuals with disabilities under The Americans with Disabilities Act (the “Services”); and

WHEREAS, the Township received four (4) bids on February 26, 2026 from: (1) Denbar Construction, located in Kenilworth, New Jersey (“Denbar”), for the Services in the amount of Ninety-Two Thousand Four Hundred Ten Dollars (\$92,410.00); (2) Halecon, Inc., located in Bridgewater, New Jersey in the amount of Ninety-Seven Thousand Four Hundred Thirty-Five Dollars (\$97,435.00); (3) Soares Brothers Construction, located in Elizabeth, New Jersey in the total amount of One Hundred Thousand Nine Hundred Fifty Dollars (\$100,950.00); and (4) Berto Construction, located in Rahway, New Jersey in the total amount of One Hundred Fifty-Eight Thousand Sixty Seven Dollars (\$158,067.00); and

WHEREAS, the Township Engineer and Township Attorney recommend award of the contract for the Services to Denbar as the lowest responsive and responsible bidder in the total amount of Ninety-Two Thousand Four Hundred Ten Dollars (\$92,410.00) (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 Denbar.

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 Denbar located in Kenilworth, New Jersey, in the amount of Ninety-Two Thousand Four Hundred Ten Dollars (\$92,410.00). The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into a contract with Denbar for the Services, and to in all other ways carry out and effectuate the purposes thereof.
3. This Resolution shall be effective immediately.

RESOLUTION 2026-092

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 \$2,522,065.57 and the prior month's payroll of \$562,149.53 Current Fund, \$67,549.97 Sewer Utility and \$20,362.74 Police Private Employment be paid.

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

RESOLUTION 2026-093

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 March 24, 2026.

RESOLUTION 2026-094

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 83, Lot 44 5 Driftway Ahmad Masud	22-00012	PRO CAP 8 LLC PO Box 774 Fort Washington, PA 19034	Premium: \$1,200.00 Principal: \$6,975.11 Interest: \$498.83 <hr/> Payout: \$8,673.94

BE IT FURTHER RESOLVED that the Tax Collector is authorized to prepare and sign a Discharge of Certificate 22-00012.

RESOLUTION 2026-095

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 2025 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 2026-096
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
ACKNOWLEDGING RECEIPT OF CORRECTIVE ACTION PLAN RELATIVE TO 2025
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 2025 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 2026-098
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE PREPARATION OF
A REQUEST FOR PROPOSALS FOR ENGINEERING CONSTRUCTION OVERSIGHT FOR A
SAFE ROUTES TO SCHOOLS SIDEWALK IMPROVEMENT PROJECT ON A PORTION OF
SHUNPIKE ROAD

WHEREAS, the Township of Chatham (the “**Township**”) was awarded a Safe Routes to School Grant to provide for the construction of sidewalks on Shunpike Road from Falmouth Road to Pine Street, Federal Project No. TAP-0646(301), State Job No. 6805303 (the “**Contract**”); and

WHEREAS, since the award of the grant the New Jersey Department of Transportation (the “**NJDOT**”) and the federal government have changed some of the criteria for completion of grant funded projects; and

WHEREAS, one of the changes requires full time, on-site Engineering Inspection while the contractor is on site; and

WHEREAS, the Township sent the NJDOT a letter dated March 4, 2022 seeking hardship consideration from this new requirement as well as additional funding; and

WHEREAS, the NJDOT is willing to fund the additional cost related to on-site Engineering Inspection if the Township requests an RFQ for this service.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Chatham as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Committee hereby authorizes the Township Administrator and Township Engineer to prepare, advertise and evaluate request for proposal responses for the Engineering Inspection for the Contract.
3. This Resolution shall take effect immediately.

RESOLUTION 2026-099
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
APPOINTING MEMBER TO OPEN SPACE ADVISORY COMMITTEE

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

Open Space Committee

1. Stewart Carr (2026)

Committeeman Alperowitz requested that Resolution 2026-097 be pulled for a separate vote.

Mayor Rowland commented on the bid authorization for the 2016 SRTS Project, and the bidding is for an engineer to oversee the construction and inspections.

Deputy Mayor McHugh moved to approve the Consent Agenda. Committeewoman Ewald seconded the motion.

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

Non-Consent Agenda

**RESOLUTION 2026-097
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
APPROVING THE LIST OF VOLUNTEERS ELIGIBLE FOR LOSAP**

WHEREAS, the Township of Chatham has received a list of volunteers eligible for LOSAP from the Green Village Volunteer Fire Department, the Chatham Township Volunteer Fire Department and the Chatham Emergency Squad; and

WHEREAS, the Township Committee has reviewed the list from each emergency service organization.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey that the volunteers on the attached certified lists are hereby approved as being eligible for LOSAP; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to each emergency service organization for a 30-day posting.

Committeeman Alperowitz said that he needs to abstain as he is one of the volunteers who qualifies for LOSAP. He encouraged the Committee to adopt the resolution, and acknowledged the work performed by the volunteers who serve in the fire departments and the Chatham Emergency Squad.

Committeewoman Ewald moved to adopt Resolution 2026-097. Committeeman Choi seconded the motion.

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

The Township Committee members expressed their gratitude for the Township's emergency service volunteers.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

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

Executive Session II

**RESOLUTION 2026-P-06
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. Contract 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.

Mr. LaConte announced that there is not anticipated to be any formal action following the Executive Session.

Committeewoman Ewald moved to pass Resolution 2026-P-06 to enter Executive Session at 7:53 PM. Committeeman Alperowitz seconded the motion.

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

The Township Committee returned from Executive Session, and Committeeman Alperowitz moved to adjourn at 8:12 PM. Committeeman Choi seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk