

**MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
MAY 12, 2026**

Mayor Rowland called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 6:35 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.

Executive Session

**RESOLUTION 2026-P-07
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
 - b. Personnel
 - c. Land Acquisition
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 2026-P-07 to enter Executive Session at 6:36 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 Township Committee returned to Public Session at 7:32 PM.

Mayor Rowland led the Flag Salute.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

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

Reports

Engineering

Mr. Shehady provided an overview of the 2026 Road Improvement Program. He said that money was appropriated for capital improvement projects which includes road repairs. Mr.

Shehady said that the focus will be on using grant money and existing capital funds for this year's road improvements.

Mr. Ruschke said that under the Local Public Contracts Law, contractors are entitled to asphalt pricing adjustments and fuel pricing adjustments. He said that the Township usually awards road improvement contracts through the Morris County Co-op, which was bid when asphalt and fuel were not as expensive as they are now. Mr. Ruschke said that the Township may want to do less paving this year due to the current pricing. The roads considered for this year are Huron Drive and a portion of Mountainview Road. Mr. Ruschke said that the River Road project can be bid, and a determination can be made on paving the other roads once the cost of paving River Road is known. He said that the DOT looks favorably when municipalities make use of the grant funding that has been awarded. Mr. Ruschke addressed the economies of scale for road projects and said that it can be difficult to schedule the Co-op vendors when a project is too small.

Mr. Ruschke provided an update on the Lafayette Ave SRTS Project. He also said that the Esternay ADA Improvements are in the process of being scheduled.

Deputy Mayor McHugh asked about Colony Pool updates. Mr. Shehady said that the punch list does not have anything to do with the engineering projects. Mr. Ruschke provided an update on the Colony Pool Wall installation.

Committeeman Choi asked about signage for the intersection of Fairmount Avenue and River Road. Mr. Ruschke said that a flashing stop sign can be considered.

Administration

Mr. Shehady said that a resolution will be on the next agenda to authorize an RFQ for the construction of affordable housing units. Mrs. Cofoni said that the RFQ can contain language about the deed restriction. Potential contributions from the Township can be included in the RFQ. Mr. Shehady said that it is unlikely that the Township will not be expected to make a contribution to the project. Mrs. Cofoni noted that the plan will be to subdivide the land from the current parcel. Mr. Shehady said that there had been questions with past affordable housing developments about the sequence of the subdivision process.

Mr. Shehady noted that the COLA resolution will be on the next agenda, and said that it adjusts salaries for the non-union staff. He said that the total budgetary impact is \$64,468.00, and he noted that some of the subcode officials are being reclassified as hourly positions to be consistent with more recent hires for inspectors. Mr. Shehady also said that a new position was created for hourly compensation for the videographer for land use board meetings.

Deputy Mayor McHugh said that he would like for the Library of the Chathams to have an opportunity to make a presentation to the Township Committee about their capital project.

Finance

Mr. Shehady reported that the Capital Ordinance will be on the next meeting's agenda for introduction. The ordinance will not involve any new debt, as there is unused funding available in the Township's capital improvement fund. The Capital Ordinance will appropriate money for Public Works and Public Safety capital purposes. Mr. Shehady further reported that the Capital Budget will be amended to reflect this year's capital projects.

Committeeman Choi asked about debt service obligations for purchase of fire trucks. Mr. Shehady said that the full debt schedule is considered during the planning process, and sometimes requests for capital authorizations are delayed to control the amount of debt incurred by the Township at any one time. There are also discussions with financial advisors about when there are good times to refinance or roll over debt.

Mr. Shehady reported that Bank of America has lost the State Contract for the Purchasing Card (P-card) program, and the Township will need to take steps to switch to the new vendor. He also explained how the program works and the controls that are put into place for use of a p-card. Mr. Shehady said that there will be a resolution on the next agenda to authorize setting up with the new vendor.

Police Department

Mr. Shehady reported that there will be an ordinance on the next agenda to amend the Police Department structure.

Public Works

Mr. Shehady reported that there will be a resolution on the next agenda to award a contract for a licensed operator for the Water Pollution Control Plant.

Tax Collector

Mr. Shehady noted that there will be a routine resolution on the next agenda for some outside lien redemptions.

Tax Assessor

Mr. Shehady reported that the Tax Assessor has been providing updates on the Revaluation process, and there has been a good entry rate for inspections. Mayor Rowland noted that 67% of the Township’s properties have been completed, with hopes of completing the process by the end of August. She also said that 65% of the properties that have been inspected have allowed access. Committeeman Alperowitz asked what a normal rate of entry would be. Mayor Rowland said that the 35% may include instances where nobody was home when inspectors were there. Mr. Shehady said that the percentage is a good rate given the late start due to poor weather in January.

Committeewoman Ewald asked when the assessment letters will be sent. Mayor Rowland said she thinks the preliminary letters are being sent out November 10th.

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-07
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM IN
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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 2026-P-08 to enter Executive Session at 8:27 PM. Deputy Mayor McHugh seconded the motion.

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

The Township Clerk announced that there would not be any formal action following the Executive Session.

The Township Committee returned to Public Session at 8:55 PM.

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

Gregory J. LaConte
Municipal Clerk