

**MINUTES  
TOWNSHIP COMMITTEE  
REGULAR MEETING  
MAY 20, 2025**

Mayor Choi called the Regular Meeting of the Township Committee of the Township of Chatham to order at 7:31 P.M.

**Adequate Notice** of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both *The Chatham Courier* and the *Morris County Daily Record* on January 8, 2025; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 8, 2025; and notice was filed with the Township Clerk on January 8, 2025.

**Roll Call**

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

Deputy Mayor Rowland was absent.

Mayor Choi led the Flag Salute.

**Mayor's Message**

Mayor Choi addressed the items on this meeting's agenda. He noted the infrastructure improvements addressed by the bond and capital ordinances. Mayor Choi also noted the LOSAP resolution, and modifications to the Local Emergency Management Committee. Mayor Choi further addressed efforts to plan for the 4<sup>th</sup> Round for Affordable Housing, and said that the Township's proposed obligation of 141 was approved by the Courts.

**Reports**

Committeeman McHugh reported that Marion Economo was recently honored as the Chatham Library Volunteer of the Year. He thanked those who donated to the Friends of the Library Book Sale, which resulted in a \$46,832.00 donation to the Library. Committeeman McHugh further reported that on May 21<sup>st</sup> there will be a ribbon cutting ceremony for the tree planting project by Shunpike Field.

Committeewoman Ewald reported that on June 6<sup>th</sup>, the Senior Center will be hosting their 35<sup>th</sup> Anniversary Beers & Cheers event at which they will honor longtime trustee Jim Connelly.

Committeeman Alperowitz reported that this week is EMS Week. He said that Sue Novak is being honored as EMT of the Year by the Chatham Emergency Squad. Committeeman Alperowitz further reported that the new CES facility on Spring Street is now open. CES will host an open house on June 1<sup>st</sup>. The Green Village Fire Department will hold a flag raising ceremony on Memorial Day.

Mayor Choi reported that a group of local residents organized a Holi celebration which was held on the Mountainview Field. Mayor Choi also indicated that Bailey's Warriors held a fun run to raise money for cancer research. The Jamie Pinaire 5K will be held on June 7<sup>th</sup> to raise funds for scholarships for a charter school in Newark.

**Hearing of Citizens**

Mayor Choi opened the Hearing of Citizens.

1. John Mills, at attorney representing Warner Gebbert of Britten Road, Mr. Mills said that his client's property shares a border with 425 Green Village Road. He provided several photos showing conditions at 425 Green Village Road. Mr. Mills said that the Township adopted a zoning ordinance in 1979, and the subject property has been zoned residential since that time. He said there is a preexisting nonconforming use on the property. Mr.

Mills said that his client objects to an expansion of the nonconforming use. He asked the Committee to task the Zoning Officer with examining the operation.

Mr. Shehady stated that Mrs. Cofoni has been corresponding with Mr. Mills, and recommended that such correspondence continue. Mrs. Cofoni added that the pictures that were submitted will be reviewed.

- 2. James Soccodato, Chief of the Chatham Township Fire Department, provided a Year to Date report of CTFD’s activities. He also addressed concerns about membership recruitment.

Committeewoman Ewald expressed her gratitude for the volunteer efforts of the Chatham Township Fire Department.

Committeeman Alperowitz also commented on the hard work and dedication of the Fire Department members. He also commented on how lucky Chatham Township is to have dedicated volunteers.

Mayor Choi commented on the involvement of the Township’s volunteers and first responders in the community at large. He also asked if there are any events that the Fire Department needs to be broadcast to the community, Chief can forward that information to the Township Committee.

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

**Public Hearing/Final Adoption 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 Ordinance 2025-11, stating that it adds a special operations sergeant position to the CTPD hierarchy structure.

Mayor Choi opened the Public Hearing on Ordinance 2025-11.  
Seeing no public comment, Mayor Choi closed the Public Hearing.

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

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

### **Resolutions**

#### **RESOLUTION 2025-114 RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING CAPITAL BUDGET**

**WHEREAS**, the Township of Chatham deems it necessary and desirable to revise the Funding Source and Debt Authorized to the existing Capital Projects not previously reflected in the 2025 Capital Budget of said municipality, and

**WHEREAS**, N.J. A.C. 5:30-4.4B provides that the Capital Budget of a governing body shall be amended to reflect any provisions, changes or inconsistencies with said Capital Budget,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, that the 2025 Capital Budget shall be amended to reflect the revised Funding Source and Debt Authorized as reflected in the attached 2025 Capital Budget Sheets not previously reflected for in the Capital Budget.

**BE IT FURTHER RESOLVED** that the attached form, as promulgated by the Local Finance Board shall represent the amended Capital Budget for the year 2025.

Mr. Shehady explained that this resolution amends the Capital Budget. He said that the Operating Budget initially includes a template, and is amended once the specifics of the capital plan and debt obligations are determined. The resolution reflects the Capital Plan that was provided to the Township Committee, and it was reviewed by the Finance Committee. Mr. Shehady noted the changes in the Capital Plan.

Committeeman McHugh moved to adopt Resolution 2025-114. Committeewoman Ewald seconded the motion.

Committeewoman Ewald noted that there were not any surprises in the Capital Plan. Mr. Shehady said that the improvements to the Red Brick Schoolhouse is the only new item from last year.

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

### **Introduction of Ordinances**

#### **Ordinance 2025-12**

#### **ORDINANCE 2025-12 ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE V, BOARDS, COMMITTEES AND COMMISSIONS, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING SECTION 2-25, LOCAL EMERGENCY MANAGEMENT COUNCIL, SUBSECTION 2-25.2, MEMBERSHIP; OFFICERS, AND SUBSECTION 2-25.3, DUTIES, OF THE TOWNSHIP CODE**

**WHEREAS**, the Township Committee of the Township of Chatham (the “**Township**”) desires to amend the Township Code, Chapter 2, Administration, Article V, Boards, Committees and Commissions, Section 2-25, Local Emergency Management Council, subsection 2-25.2, Membership; Officers, and subsection 2-25.3, Duties, to eliminate any references to the Emergency Management Coordinator for purposes of clarification.

**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.** Township Code Chapter 2, Administration, Article V, Boards, Committees and Commissions, Section 2-25, Local Emergency Management Council, subsection 2-25.2, Membership; Officers, is hereby amended to read as follows:

**§ 2-25.2 Membership; Officers.**

- a. The LEMC shall be comprised of the up to 15 members who, in accord with N.J.S.A. App. A:9-41 and as suggested by FEMA Comprehensive Preparedness Guide 101, shall be appointed by the Mayor, and who shall serve at the will and pleasure of the Mayor. The composition of the LEMC is recommended as set forth below:
  - (1) Mayor.
  - (2) Township Committee Member who is on Public Safety subcommittee.
  - (3) Township Administrator.
  - (4) Chief of Police.
  - (5) DPW Superintendent.
  - (6) Health Officer.
  - (7) OEM Coordinator.
  - (8) Chatham Township Fire Department Chief or Chiefs designee.
  - (9) Green Village Fire Department Chief or Chiefs designee.
  - (10) Chatham Emergency Squad Captain or Captain designee.
  - (11) Red Cross Administrator.
  - (12) Religious institution representative number 1.
  - (13) School District of the Chatham's Superintendent or designee.
  - (14) Private sector representative number 1 (hospital or health care facilities)
  - (15) Private sector representative number 2 (utility operators or Childcare facilities)

**Section 3.** Township Code Chapter 2, Administration, Article V, Boards, Committees and Commissions, Section 2-25, Local Emergency Management Council, subsection 2-25.3, Duties, is hereby amended as follows:

**§ 2-25.3 Duties.**

- a. The LEMC is directed, within the limits of appropriations, to establish an adequate organization to assist in supervising and coordinating the emergency management activities of the Township.
- b. The LEMC shall assist the Township in establishing the various local volunteer agencies needed to meet the requirements of all local emergency management activities in accordance with rules and regulations established by the governor in pursuance of the provisions of this chapter. [N.J.S.A. App. A:9-41].
- c. The LEMC shall meet a minimum of two (2) times per year.
- d. The LEMC shall revise and update written emergency operations plans focused on all hazards, including homeland security, flooding, fire, loss of utilities and sanitary services, and shall confidentially share such plans as necessary with the various Township departments and personnel impacted by such plans.
- e. The LEMC shall, at least once per year, review previously prepared emergency response plans and update same as necessary in conformity with State statutes, N.J.S.A. App. A:9-42.1 through 43.4, Executive Orders issued by the Governor, any current or future NJOEM directives, or any applicable Federal statutes or regulations.
- f. The LEMC members shall participate in training and exercises as required by the Chairperson or NJOEM Director.
- g. In compliance with N.J.A.C. 6A:16-5, School Safety and Security Plans, the LEMC will meet with the Chief School Administrator of the School District of the Chathams in the development of the school districts' plans, procedures and mechanisms for school safety and security.

1. The plans, procedures and mechanisms shall be consistent with the provisions of N.J.A.C. 6A:16-5.1 and the format and content established by the Domestic Security Preparedness Task Force, pursuant to N.J.S.A. App. A:9-64 et seq., and the Commissioner of Education.
  2. The plans, procedures and mechanisms shall be reviewed annually and updated, as appropriate.
- h. The LEMC shall collaborate with state, county, municipal, other Emergency Management Council personnel and agencies that serve disability and access/functional needs.
  - i. All members of the LEMC shall maintain confidentiality and adhere to all laws, regulations and executive orders governing the confidentiality of any and all emergency operations plans to the extent permitted by law, including but not limited to the common law, the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., and Executive Order 21 (McGreevey 2002) and as amended by Order 26 (McGreevey 2002)."

**Section 4.** 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 5.** All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 6.** This Ordinance shall take effect according to law.

Mr. Shehady said that this is a housekeeping ordinance and incorporates some recommendations from Chief Miller. This ordinance also will incorporate a member of the Public Safety Committee into the LEMC.

Committeewoman Ewald moved to introduce Ordinance 2025-12. Committeeman Alperowitz seconded the motion.

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

Public Hearing on Ordinance 2025-12 will be scheduled for June 24, 2025.

### Finance Ordinances

Mr. Shehady explained that the following three ordinances make the authorizations for the capital expenditures for 2025. He also reviewed the capital projects for 2025. He noted that Ordinance 2025-13 is a multi-purpose bond ordinance, and Ordinance 2025-14 and Ordinance 2025-15 relate to upgrades for the sewer utility system and Water Pollution Control plant.

### Ordinance 2025-13

**ORDINANCE 2025-13**  
**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT, AND NEW FIRE TRUCKS (SUPPLEMENTAL FUNDING) AND NEW AUTOMOTIVE VEHICLES, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$1,806,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT OR FULLY FUND AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

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

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to make various public improvements and to acquire new additional or

replacement equipment and machinery, new communication and signal systems equipment, and new fire trucks (supplemental funding) and new automotive vehicles, including original apparatus and equipment, in, by and for said Township, as more particularly described in Section 4 hereof. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the Capital Improvement Fund moneys (either to make a down payment or to fully fund an appropriation) appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Township.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the appropriation from the Capital Improvement Fund hereinafter made to either fully fund an appropriation or to provide a down payment, and (3) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (4) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Undertaking of improvements to various roads and construction of sidewalks, as set forth on a list prepared or to be prepared by the Township Engineer and placed on file with the Township Clerk and hereby approved as if set forth herein in full. Depending upon the contract price and other exigent circumstances, and upon approval by the Township Committee, there may be additions to or deletions from the aforesaid list. It is hereby determined and stated that said roads being improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Appropriation and Estimated Cost	\$ 512,000
Capital Improvement Fund Appropriated	\$ 512,000
Period of Usefulness	10 years

B. Undertaking of various improvements to public buildings and property. It is hereby determined and stated that the public buildings to be improved are of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law.

Appropriation and Estimated Cost	\$ 330,000
Down Payment Appropriated	\$ 15,720
Bonds and Notes Authorized	\$ 314,280
Period of Usefulness	15 years

C. Supplemental funding for the acquisition of new fire trucks, including original apparatus and equipment. It is hereby determined and stated that the Township has heretofore appropriated the sum of \$3,250,000 for such improvement pursuant to Ord. No. 2024-14 adopted on June 25, 2024.

Appropriation and Estimated Cost	\$ 500,000
Down Payment Appropriated	\$ 23,810
Bonds and Notes Authorized	\$ 476,190
Period of Usefulness	20 years

D. Acquisition of new additional or replacement equipment and machinery consisting of self-contained breathing apparatus equipment and various items of firefighting, emergency and safety equipment for the use of the Volunteer Fire Departments.

Appropriation and Estimated Cost	\$ 69,000
Down Payment Appropriated	\$ 3,300
Bonds and Notes Authorized	\$ 65,700
Period of Usefulness	5 years

E. Acquisition of new communication and signal systems equipment and new additional or replacement equipment and machinery for the use of the Police Department consisting of (i) audio and video equipment and (ii) in-vehicle video recording system equipment.

Appropriation and Estimated Cost	\$ 115,000
Down Payment Appropriated	\$ 5,480
Bonds and Notes Authorized	\$ 109,520
Period of Usefulness	10 years

F. Acquisition of new automotive vehicles, including original apparatus and equipment, consisting of SUVs for the use of the Police Department.

Appropriation and Estimated Cost	\$ 125,000
Down Payment Appropriated	\$ 6,630
Bonds and Notes Authorized	\$ 118,370
Period of Usefulness	5 years

G. Acquisition of new automotive vehicles, including original apparatus and equipment, for the use of the Department of Public Works ("DPW") consisting of (i) a cargo van and (ii) a pickup truck with plow.

Appropriation and Estimated Cost	\$ 125,000
Down Payment Appropriated	\$ 6,630
Bonds and Notes Authorized	\$ 118,370
Period of Usefulness	5 years

H. Acquisition of new additional or replacement equipment and machinery consisting of trailers for the use of the DPW.

Appropriation and Estimated Cost	\$ 30,000
Down Payment Appropriated	\$ 1,430
Bonds and Notes Authorized	\$ 28,570
Period of Usefulness	15 years

Aggregate Appropriation and Estimated Cost	\$1,806,000
Aggregate Capital Improvement Fund Appropriated either as a Down Payment or to Fully Fund an Appropriation	\$ 575,000
Aggregate Amount of Bonds and Notes Authorized	\$1,231,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$67,000 which is estimated to be necessary to finance the cost of such purposes, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 6. It is hereby determined and stated that moneys exceeding \$575,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purposes. The sum of \$575,000 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 7. To finance said purposes, bonds of said Township of an aggregate principal amount not exceeding \$1,231,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 8. To finance said purposes, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$1,231,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 9. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest

at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 10. It is hereby determined and declared that the average period of usefulness of the purposes to be financed with bonds or notes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 14.03 years computed from the date of said bonds.

Section 11. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$1,231,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 12. Any funds received from the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes, shall be applied to the payment of the cost of such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 13. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 14. The Township intends to issue the bonds or notes to finance the cost of the improvements described in Section 4 of this bond ordinance (except for Section 4.A). If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 15. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 16. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Committeewoman Ewald moved to introduce Ordinance 2025-13. Committeeman McHugh seconded the motion.

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

Public Hearing on Ordinance 2025-13 will be scheduled for June 24, 2025.

#### Ordinance 2025-14

### **ORDINANCE 2025-14 CAPITAL ORDINANCE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS IMPROVEMENTS IN, BY AND FOR THE SEWER UTILITY OF THE TOWNSHIP, APPROPRIATING THEREFOR THE SUM OF \$320,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE SEWER UTILITY CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, New Jersey (the "Township") is hereby authorized to make various improvements in, by and for the Sewer Utility of the Township, including, but not limited to: (i) replacement or refurbishing of pumps at the Water Pollution Control Plant (the "Plant"); (ii) replacement of variable frequency drives at various locations; (iii)



replacement of oxidation ditch motors at the Plant; (iv) asbestos removal at the Plant; (v) refurbishing of a compressor at the Plant; and (vi) replacement of comminution equipment at the Chatham Glen Pump Station. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$320,000 is hereby appropriated to the payment of the cost of the improvements authorized and described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be raised from the Sewer Utility Capital Improvement Fund of the Township. The sum of \$320,000 is hereby appropriated from the Sewer Utility Capital Improvement Fund of the Township to the payment of the cost of said purpose.

Section 3. Said improvements are lawful capital improvements of the Township having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefitted.

Section 4. The capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 5. This ordinance shall take effect at the time and in the manner provided by law.

Committeeman Alperowitz moved to introduce Ordinance 2025-14. Committeewoman Ewald seconded the motion.

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

Public Hearing on Ordinance 2025-14 will be scheduled for June 24, 2025.

#### Ordinance 2025-15

##### **ORDINANCE 2025-15**

**BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF THE PRELIMINARY ENGINEERING AND DESIGN PHASE FOR THE MAKING OF VARIOUS IMPROVEMENTS TO THE WATER POLLUTION CONTROL PLANT IN, BY AND FOR THE SEWER UTILITY OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$250,000 TO PAY THE COST THEREOF, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

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

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to undertake the preliminary engineering and design phase for the making of various improvements to the Water Pollution Control Plant in, by and for the Sewer Utility of the Township. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$250,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized by this ordinance. No down payment is required for this bond ordinance pursuant to the provisions of N.J.S.A. 40A:2-11(c) and 40A:2-7(h). Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$250,000, and (4) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$250,000, and (5) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$250,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting,

engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the Sewer Utility would have been self-liquidating, as defined in Section 47(a) of the Local Bond Law, during the fiscal year beginning January 1, 2024, had there been included in the interest and debt redemption charges for such year an amount equal to interest for one year at the rate of four and one half percentum (4½%) per annum on said bonds or notes, and the amount of the first installment of serial bonds legally issuable to finance such purpose plus an amount for charges as aforesaid with respect to all bonds and notes authorized but not issued for such Sewer Utility.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$250,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$250,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$250,000, but said \$250,000 shall be deducted from gross debt pursuant to Section 44(c) of the Local Bond Law and that the issuance of the bonds and notes authorized by this ordinance is permitted by an exception to the debt limitations prescribed by the Local Bond Law as provided in Sections 47(a) and 7(h) of the Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall

be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitations as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Committeeman Alperowitz moved to introduce Ordinance 2025-15. Committeewoman Ewald seconded the motion.

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

Public Hearing on Ordinance 2025-15 will be scheduled for June 24, 2025.

Committeewoman Ewald noted that these ordinances were discussed extensively at Finance Committee meetings as well as at the Workshop meeting.

### **Consent Agenda**

#### **RESOLUTION 2025-115**

#### **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 \$926,706.38 and the prior month's payroll of \$522,095.56 Current Fund, \$62,847.43 Sewer Utility, \$4,333.34 Open Space and \$25,537.98 Police Private Employment be paid.

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

**BE IT FURTHER RESOLVED** that taxes due to the County of Morris, for the 2<sup>nd</sup> Quarter of 2025, in the amount of \$2,800,239.30 be paid.

#### **RESOLUTION 2025-116**

#### **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 April 22, 2025 and May 6, 2025.

#### **RESOLUTION 2025-117**

#### **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 22, 2025.

#### **RESOLUTION 2025-118**

#### **RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING THE PURCHASE OF SODIUM HYDROXIDE LIQUID FROM PVS MINIBULK, INC., PURSUANT TO MORRIS COUNTY COOPERATIVE PRICING COUNCIL CONTRACT #17, WATER TREATMENT CHEMICALS, ITEM 10**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a cooperative pricing system and to enter into cooperative pricing agreements with other contracting units as defined under N.J.S.A. 40A:11-2(1) for its procurement of goods and services; and

**WHEREAS**, the Township of Chatham (the "**Township**"), as a local government contracting unit, is a member of the Morris County Cooperative Pricing Council (the "**MCCPC**"); and

**WHEREAS**, the Township may, without advertising for bids, purchase any materials, supplies, services, or equipment under an approved cooperative contract, whereby the contracting unit, MCCPC, serving as the lead agent, has complied with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1, *et seq.*) (the "**LPCL**"); and

**WHEREAS**, the Township needs to purchase caustic soda, 50% technical grade (the "**Sodium Hydroxide Liquid**"), as listed on the MCCPC Contract #17, Water Treatment Chemicals, Item #10 (the "**Contract**") in an amount not to exceed One Hundred Five Thousand Dollars (\$105,000); and

**WHEREAS**, the MCCPC awarded a contract to PVS Minibulk, Inc., 10900 Harper Avenue, Detroit, Michigan 48213 (“**PVS**”), for the purchase of Sodium Hydroxide Liquid under the Contract for a period from January 1, 2025 through December 31, 2025; and

**WHEREAS**, the Chief Financial Officer of the Township has certified that adequate funds for such a purchase are available.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that:

1. The forgoing Recitals are hereby incorporated herein by reference as if set forth at length.
2. The Township hereby authorizes the purchase of Sodium Hydroxide Liquid from PVS for a period commencing on January 1, 2025 and terminating on December 31, 2025, pursuant to MCCPC Contract #17, Item 10 in an amount not to exceed One Hundred Five Thousand Dollars (\$105,000).
3. A certified copy of this Resolution shall be provided by the Township Clerk to each of the following:
  - i. Township Purchasing Agent
  - ii. Township Chief Financial Officer
  - iii. Township Director of Public Works
  - iv. PVS
4. This Resolution shall take effect immediately.

#### **RESOLUTION 2025-119**

#### **RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING THE PURCHASE OF ALUMINUM CHLORIDE FROM USALCO, LLC, PURSUANT TO MORRIS COUNTY COOPERATIVE PRICING COUNCIL CONTRACT #17, WATER TREATMENT CHEMICALS, ITEM 19**

**WHEREAS**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a cooperative pricing system and to enter into cooperative pricing agreements with other contracting units as defined under N.J.S.A. 40A:11-2(1) for its procurement of goods and services; and

**WHEREAS**, the Township of Chatham (the “**Township**”), as a local government contracting unit, is a member of the Morris County Cooperative Pricing Council (the “**MCCPC**”); and

**WHEREAS**, the Township may, without advertising for bids, purchase any materials, supplies, services, or equipment under an approved cooperative contract, whereby the contracting unit, MCCPC, serving as the lead agent, has complied with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1, *et seq.*) (the “**LPCL**”); and

**WHEREAS**, the Township needs to purchase aluminum chloride, DelPAC 1525 (the “**Aluminum Chloride**”), as listed on the MCCPC Contract #17, Water Treatment Chemicals, Item #19 (the “**Contract**”); and

**WHEREAS**, the MCCPC awarded a contract to USALCO, LLC, 2601 Cannery Avenue, Baltimore, Maryland 21226 (“**USALCO**”), for the purchase of Aluminum Chloride under the Contract for a period from January 1, 2025 through December 31, 2025 in an amount not to exceed Eighty-One Thousand Dollars (\$81,000.00); and

**WHEREAS**, the Chief Financial Officer of the Township has certified that adequate funds for such a purchase are available.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that:

1. The forgoing Recitals are hereby incorporated herein by reference as if set forth at length.
2. The Township hereby authorizes the purchase of Aluminum Chloride from USALCO for a period commencing on January 1, 2025 and terminating on December 31, 2025, pursuant to MCCPC Contract #17, Item 19 in an amount not to exceed Eighty-One Thousand Dollars (\$81,000.00).
3. A certified copy of this Resolution shall be provided by the Township Clerk to each of the following:
  - i. Township Purchasing Agent
  - ii. Township Chief Financial Officer
  - iii. Township Director of Public Works
  - iv. USALCO
4. This Resolution shall take effect immediately.

#### **RESOLUTION 2025-120**

#### **A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2025 BUDGET.**

**WHEREAS**, N.J.S. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have become available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS**, the Township of Chatham has received \$9,966.80 from the State of New Jersey Department of Environmental Protection and wishes to amend its 2025 Budget to include these funds as a revenue,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, County of Morris, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$9,966.80 which is now available as a revenue from:

**Miscellaneous Revenues – Section F: Special Items of General revenue – Public and Private Revenues Offset with Appropriations:**

Recycling Tonnage Grant, and

**BE IT FURTHER RESOLVED**, that a like sum of \$9,966.80 be and the same is hereby appropriated under the caption of:

Public and Private Programs Offset by Revenues:

Recycling Tonnage Grant.

**BE IT FURTHER RESOLVED**, that the Township Clerk forward a copy of this resolution to the Director of Local Government Services.

**RESOLUTION 2025-121**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2025 BUDGET.**

**WHEREAS**, N.J.S. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have become available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS**, the Township of Chatham has received \$60,000 from the State of New Jersey Department of Community Affairs and wishes to amend its 2025 Budget to include these funds as a revenue,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, County of Morris, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$60,000 which is now available as a revenue from:

**Miscellaneous Revenues – Section F: Special Items of General revenue – Public and Private Revenues Offset with Appropriations:**

Local Recreation Improvement Grant, and

**BE IT FURTHER RESOLVED**, that a like sum of \$60,000 be and the same is hereby appropriated under the caption of:

Public and Private Programs Offset by Revenues:

Local Recreation Improvement Grant.

**BE IT FURTHER RESOLVED**, that the Township Clerk forward a copy of this resolution to the Director of Local Government Services.

**RESOLUTION 2025-122**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, REFUNDING OVERPAYMENT OF TAXES**

**WHEREAS**, an overpayment of taxes has been made for the following property; and

**WHEREAS**, the Tax Collector has recommended the refund of such overpayment,

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following refunds be made:

PROPERTY	REFUND REASON	PAYEE	TOTAL
Block 95 Lot 2 52 Rose Terrace	Previous Owner Paid In Error	Anna Maria Renzi 4 Vanderbilt Blvd Apt #407 Florham Park, NJ 07932	\$3,198.81

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, Absent; Mayor Choi, Aye.

### **Non-Consent Agenda**

#### **RESOLUTION 2025-123 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.

Committeewoman Ewald moved to adopt Resolution 2025-123. Committeeman McHugh seconded the motion.

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

### **Hearing of Citizens**

Mayor Choi opened the Hearing of Citizens.

1. Stewart Carr, Crestwood Drive, supported a concept raised by Committeeman Alperowitz at the Workshop Meeting about allowing Township Committee members to bring up new business not on the agenda. Mr. Carr also asked about the Township's RDP for the 4<sup>th</sup> Round.

Committeewoman Ewald addressed the RDP and said that the Township only needs to have 4 units developed. She also said the unmet need will be 137 which will be addressed through overlay zoning. Mr. Shehady said that the HEFSP will be posted on the Township website.

Mayor Choi said that he spoke with other mayors about how their agendas are crafted, and he said that for now the Township's process will remain as it is. He also said that all opinions are taken into consideration. Committeeman Alperowitz said that his needs on the matter have been met.

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

Committeewoman Ewald moved to adjourn at 8:42 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Municipal Clerk