

**MINUTES
TOWNSHIP COMMITTEE
REGULAR MEETING
JUNE 23, 2026**

Mayor Rowland called the Regular Meeting of the Township Committee of the Township of Chatham to order at 7:17 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, Deputy Mayor McHugh and Mayor Rowland.

Committeewoman Ewald arrived during Executive Session.

Executive Session

**RESOLUTION 2026-P-10
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. Litigation
 - b. 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 Choi moved to pass Resolution 2026-P-10 to enter Executive Session at 7:18 PM. Deputy Mayor McHugh seconded the motion.

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

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

Mayor Rowland led the Flag Salute.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Larry Cohen, a Fanwood resident, a volunteer for the Humane World for Animals, advocated for an ordinance to ban pet stores from selling dogs and cats. Mr. Cohen noted that the pet store currently located in the Township does not sell dogs or cats. He

discussed puppy mills used by pet stores, and said there is a growing effort to stop commercial breeding. Mr. Cohen said that such an ordinance would not affect commercial breeders.

Deputy Mayor McHugh asked if there are instances of pet stores partnering with organizations like St. Hubert’s to facilitate pet adoption. Mr. Cohen said that the Humane Society has a program to convert stores to that model.

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

Workshop Session

Deputy Mayor McHugh said that there has been a call to action for public input to be submitted for the Library Capital Project. He asked residents to provide feedback so that the Township Committee can make a decision informed by public interest.

Mayor’s Message

Mayor Rowland thanked Assemblyman Macurdy’s office for hosting office hours at the Municipal Building. She acknowledged Pride Month with a quote from Jodi Foster.

Mayor Rowland congratulated the Chatham High School Class

Mayor Rowland spoke in honor and memoriam of Callum McGookin. She noted that a memorial service will be held on June 24th at Chatham Middle School.

Reports

Mayor Rowland commented on the new flooring being installed at the Red Brick Schoolhouse.

Committeeman Alperowitz noted that the Chatham Emergency Squad is mourning the loss of Callum McGookin, and he expressed condolences to the family. Committeeman Alperowitz reported that the Environmental Commission is participating in an initiative requesting landscapers to scale back on using gas powered leaf blowers during the summer months.

Committeewoman Ewald reported that Colony Pool is running well this year, and she will have more of an update on Colony at the July meeting.

Deputy Mayor McHugh reported that the Open Space Committee met, and a number of initiatives are progressing. He also reiterated the need for input on the Library of the Chathams Capital Project.

Public Hearing/Final Adoption of Ordinances

Resolution 2026-112

**RESOLUTION 2026-112
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 2026 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 2026 Capital Budget shall be amended to reflect the revised Funding Source and Debt Authorized as reflected in the attached 2026 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 2026.

Committeewoman Ewald moved to adopt Resolution 2026-112. Committeeman Choi seconded the motion.

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

Ordinance 2026-09

ORDINANCE 2026-09

CAPITAL ORDINANCE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS ACQUISITIONS IN, BY AND FOR THE TOWNSHIP, APPROPRIATING THEREFOR THE SUM OF \$500,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE 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 acquisitions in, by and for the Township, including, but not limited to:

(A) Department of Public Works

Acquisition of new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, consisting of (i) a mower and (ii) a pickup truck with plow.

Estimated Cost: \$175,000

(B) Police Department

Acquisition of new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, consisting of (i) body cameras and (ii) an SUV.

Estimated Cost: \$169,000

(C) Volunteer Fire Departments

Acquisition of new communication and signal systems equipment and new additional or replacement equipment and machinery consisting of (i) radios, (ii) self-contained breathing apparatus equipment, (iii) turnout gear and (iv) rescue struts and air bags.

Estimated Cost: \$156,000

Section 2. The sum of \$500,000 is hereby appropriated to the payment of the cost of the acquisitions authorized and described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be raised from the Capital Improvement Fund of the Township. The sum of \$500,000 is hereby appropriated from the Capital Improvement Fund of the Township to the payment of the cost of said purpose.

Section 3. Said acquisitions are lawful capital improvements of the Township having a period of usefulness of at least five (5) years. Said acquisitions shall include all work, materials and appurtenances necessary and suitable therefor. Said acquisitions shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefited.

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.

Mayor Rowland opened the Public Hearing on Ordinance 2026-09.
Seeing none, Mayor Rowland closed the Public Hearing.

Committeeman Alperowitz moved to adopt Ordinance 2026-09. Deputy Mayor McHugh seconded the motion.

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

Ordinance 2026-10

ORDINANCE 2026-10

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 2, ADMINISTRATION, ARTICLE III, DEPARTMENTS ESTABLISHED, SECTION 2-11.7, POLICE DEPARTMENT PERSONNEL

WHEREAS, the Township of Chatham (the “**Township**”) desires to amend the Township Code, Chapter 2, Administration, Article III, Departments Established, Section 2-11.7, Police Department Personnel, to increase the number of patrol officers in the Township from a maximum of fourteen (14) to a maximum of fifteen (15); and

WHEREAS, the increase of one (1) additional police officer increasing the total number of sworn officers from twenty-two (22) to twenty-three (23) brings the Township’s ratio of number of police officers per number of residents to a number more consistent with surrounding jurisdictions resulting in a strengthened staffing resilience, improved patrol coverage capacity, and continued delivery of high-quality public safety services; and

WHEREAS, the Township understands that maintaining appropriate staffing levels within the Police Department is essential to effective community policing, operational readiness, and long-term strategic planning and therefore desires to amend the Township Code to increase the maximum number of patrol officers to fifteen (15) thereby increasing the total number of sworn officers to twenty-three (23).

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 III, Departments Established, Section 2-11.7, Police Department Personnel, is hereby amended to read as follows:

§ 2-11.7 Police Department Personnel.

The Police Department shall consist of a Chief of Police, up to two (2) Lieutenants, up to five (5) Sergeants, and up to fifteen (15) 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.

Mayor Rowland opened the Public Hearing on Ordinance 2026-10.
Seeing none, Mayor Rowland closed the Public Hearing.

Committeewoman Ewald moved to adopt Ordinance 2026-10. Committeeman Alperowitz seconded the motion.

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

Consent Agenda

RESOLUTION 2026-113

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 \$1,061,261.12 and the prior month's payroll of \$565,697.60 Current Fund, \$63,276.99 Sewer Utility, \$295.07 Open Space and \$13,242.13 Police Private Employment be paid.

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

RESOLUTION 2026-114
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 May 26, 2026.

RESOLUTION 2026-115
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 meeting held on May 26, 2026.

RESOLUTION 2026-116
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY, APPOINTING A FULL-TIME PATROL
OFFICER IN THE CHATHAM TOWNSHIP POLICE DEPARTMENT

WHEREAS, the Township of Chatham desires to fill an anticipated vacancy in the complement of Patrol Officers as established in Chapter 2, Article III, Section 2-11.7 of the Code of the Township of Chatham; and

WHEREAS, the Chief of Police has recommended that it would be in the best interests of the Township to appoint Ryan Euvino as a Patrol Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, County of Morris, New Jersey that Ryan Euvino is hereby appointed as full-time Patrol Officer, effective July 1, 2026, at a starting annual salary of \$35,000 (2026 Academy Grade), a comprehensive background investigation, a physical examination and drug screening, a psychological examination and interview, valid New Jersey Driver's License verification, and satisfactory completion of the Morris County Police Academy. The appointment is subject to a one (1) year probationary period, and the terms and conditions of employment as found in the Collective Bargaining Agreement in effect between the Township of Chatham and PBA Local 170.

RESOLUTION 2026-117
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
APPOINTING MEMBER TO JOINT RECREATION ADVISORY COMMITTEE

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

Joint Recreation

1. Peter Tripp (2028)

RESOLUTION 2026-118
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE SUBMISSION OF A
GRANT APPLICATION AND EXECUTION OF A GRANT CONTRACT WITH THE NEW
JERSEY DEPARTMENT OF TRANSPORTATION FOR THE LAFAYETTE AVE ROAD
RESURFACING PROJECT

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Chatham formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor, Clerk, and Township Engineer are hereby authorized to submit an electronic grant application identified as MA-2027-Lafayette Ave Road Resurfacing Proje-00161 to the New Jersey Department of Transportation on behalf of the Township of Chatham.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Chatham and that their signature constitutes the acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

RESOLUTION 2026-119

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, REGARDING THE RENEWAL OF ALCOHOLIC BEVERAGE LICENSES IN THE TOWNSHIP OF CHATHAM FOR THE FISCAL YEAR BEGINNING JULY 1, 2026

WHEREAS, an application for the renewal of an Alcoholic Beverage License in the Township of Chatham for the fiscal year beginning July 1, 2026 has been made by Jay Krishna LLC, Chatham Wine & Liquor LLC and Fairmount Country Club

WHEREAS, the applicants have complied with all the requirements of “An Act for the Manufacture, Distribution and Sale of Alcoholic Beverages”, known as the “Alcoholic Beverage Act and Amendments and Supplements thereto”, as well as the Ordinance of the Township of Chatham entitled “An Ordinance to Regulate the Sale and Distribution of Alcoholic Beverages”, as amended, including the submission of the appropriate license fees, and no objections to the renewal of said licenses have been received.

NOW, THEREFORE, BE IT RESOLVED that the Township Clerk be and hereby is authorized to deliver the plenary retail distribution license as issued by the New Jersey Division of Alcoholic Beverage Control for the fiscal year beginning July 1, 2026, as follows:

To Jay Krishna LLC, trading as the Hickory Wine Cellar, for premises situated at 641 Shunpike Road, Chatham, New Jersey (Lic. No. 1405-44-003-009).

To Chatham Wine & Liquor LLC., trading as Buy Rite Liquor, for premises situated at 650 Shunpike Road, Unit 1A Chatham, New Jersey (Lic. No. 1405-44-004-008).

BE IT FURTHER RESOLVED that the Township Clerk be and hereby is authorized and directed to issue and deliver a plenary retail consumption license for the fiscal year beginning July 1, 2026, as follows:

To Fairmount Country Club, Inc., a private club for members only, for premises situated at 400 Southern Boulevard, Chatham Township, New Jersey (License # 1405-33-001-002).

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Township Clerk be forwarded to the Division of Alcoholic Beverage Control and the State Department of Taxation and Finance, Newark, New Jersey, for their information and guidance.

RESOLUTION 2026-120

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING ESTIMATED TAX BILLING

WHEREAS, the 2026 tax levy has not been certified at this time and said levy may not be certified in time for tax bills to be mailed in a timely manner; and

WHEREAS, there will be insufficient cash flow to support municipal operations in late July, August and September unless third quarter tax revenue is received on time; and

WHEREAS, the Tax Collector and Chief Financial Officer have reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3.

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

1. The Tax Collector of the Township of Chatham is, if necessary, authorized and directed to prepare and issue estimated tax bills for the third installment of 2026 taxes in accordance with the provisions of N.J.S.A. 54:4-66.2 et seq.
2. The estimated tax levy to be used for the preparation of the estimated tax bills shall be \$75,898,261.44 which is 103.34 percent of the tax levy of 2025. The estimated tax rate for 2026 is 2.160.
3. The Tax Collector shall take whatever action as permitted and required by Chapter 72 Public Laws 1994 and N.J.S.A. 54:4-66.2 and 54:4-66.3.

RESOLUTION 2026-121

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 73, Lot 1.03 19 Williams Rd	Refund Double Payment to Homeowner	Richard Terranova 19 Williams Road Chatham NJ 07029	\$11,080.72
Block 66, Lot 1 351 Hillside Ave	Exempt After Subdivision, Refunding 2026 Payments	Toll NJ I LLC 1140 Virginia Drive Fort Washington, PA 19034	\$7,890.00

RESOLUTION 2026-122
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A
PROFESSIONAL SERVICE CONTRACT TO CIPRIANI & WERNER FOR LEGAL SERVICES**

WHEREAS, the Township of Chatham (the “**Township**”), pursuant to the Local Public Contracts Law, specifically N.J.S.A. 40A:11-5(1)(a)(i) (the “**LPCL**”), is authorized to enter into contracts for professional services without public advertising for bids and bidding therefor; and

WHEREAS, in accordance with the LCPL, the Township desires to obtain professional services for legal services; and

WHEREAS, the Township received a proposal dated May 19, 2026 from Cipriani & Werner, Three Valley Square, Suite 305, 512 E. Township Line Road, Blue Bell, PA 19422 (“**Cipriani**”) to provide legal services to the Township as set forth in the proposal (the “**Proposal**”); and

WHEREAS, the Proposal provides that Cipriani will charge an hourly rate of \$325.00 for partners and \$285.00 for associates and the Township expects that the costs will be covered by the Township’s JIF Insurance Coverage; and

WHEREAS, in the event there are costs not covered by the Township’s JIF Insurance Coverage, the amount of the contract is not to exceed Five Thousand Dollars (\$5,000.00); and

WHEREAS, the Township desires to memorialize the action taken by the Township Committee on May 26, 2026 awarding a contract to Cipriani to provide the legal services to the Township in accordance with and pursuant to the Proposal.

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 memorializes the action taken by the Township Committee on May 26, 2026 authorizing entry into a contract with Cipriani to provide the legal services to the Township in accordance with and pursuant to the Proposal. The costs are anticipated to be covered by the Township’s JIF Insurance Coverage. In the event there are costs not covered by the Township’s JIF Insurance Coverage, the amount of the contract is not to exceed Five Thousand Dollars (\$5,000.00).
3. Within ten days of the adoption of this Resolution, notice of the nature, duration and amount of the contract shall be posted on the Township’s website and a copy of this Resolution and the contract shall be on file and available in the offices of the Township.
4. This Resolution shall take effect immediately.

RESOLUTION 2026-123
**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM,
COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SETTLEMENT OF THE
TAX APPEAL OF ERANHICKAL M & SHANINI HANEEF**

WHEREAS, Eranhikkal M & Shanini Haneef (“**Taxpayers**”), the owner of Block 17, Lot 83 on the Township of Chatham’s Tax Assessment Maps, commonly known as 608 Fairmont Avenue (“**Property**”), filed appeals of their 2023, 2024, and 2025 tax assessments in the Tax Court of New Jersey, Docket Nos.: 004291-2023; 001297-2024; and 001151-2025; and

WHEREAS, the Township Committee of the Township of Chatham, County of Morris, State of New Jersey met and discussed the aforesaid tax appeals and the recommendations of its Township Tax Assessor Special Tax Appeal Attorneys; and

WHEREAS, for the 2023 through 2025 Tax Years, the Property was assessed at \$2,250,000 (AV); based upon the Director’s ratio of assessed to true value, this reflects market values as follows:

\$2,764,807 for the 2023 tax year (81.38%); \$2,957,413 (76.08%) for the 2024 tax year; and \$3,115,480 (72.22%) for the 2025 tax year; and

WHEREAS, the Taxpayers have provided an analysis for the 2023 tax year, purporting to value the property at \$2,350,000, as of October 1, 2022;

WHEREAS, the Director's ratios for the 2023, 2024, and 2025 tax years were 81.38%, 76.08%, and 72.22% respectively;

WHEREAS, an acceptable settlement of the aforesaid tax appeal has been negotiated which reduces the total tax assessment levied upon the Property for 2025 only, with Taxpayers withdrawing their 2023 and 2024 tax appeals; and

WHEREAS, the 2025 total tax assessment, based upon said reduction, will be \$2,200,000 instead of \$2,250,000; and

WHEREAS, the 2023 and 2024 tax year appeals will be withdrawn; and

WHEREAS, Taxpayers have agreed that any refunds due shall be without interest provided the tax refund is paid within one (1) year from the date the taxpayer serves the last judgment for the matter; and

WHEREAS, the Township Committee leaves the allocation between land and improvements of the aforesaid tax assessment reduction to the Township of Chatham's Tax Assessor's discretion with the direction that the same be set so as to be most beneficial to the Township; and

WHEREAS, the aforesaid reduction has no general application to other properties within the Township of Chatham as a result of the aforesaid specific fact situation; and

WHEREAS, the Township Committee makes this settlement with Taxpayers without prejudice to its dealing with any other Chatham Township's taxpayers' request for tax assessment reduction; and

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

1. The Township of Chatham's Tax Assessor is hereby directed to establish the allocation between land and improvements of a \$2,200,000 total tax assessment for the 2025 Tax Year, for Block 17, Lot 83, which is most beneficial to the Township of Chatham and advise the Township Attorney of that allocation.
2. The Special Tax Appeal Attorney is authorized to execute a Stipulation of Settlement and/or Freeze Act Application relative to the tax appeal of Haneef, Eranhikkal M & Shanini ("Taxpayers") Docket Nos.: 004291-2023; 001297-2024; and 001151-2025, which reduces the total tax assessment on Block 17, Lot 83 from \$2,250,000 to a total tax assessment of \$2,200,000 for the 2025, and withdraws the 2023 and 2024 tax year appeals; and which further provides that any refunds due shall be without interest provided the tax refund is paid within one (1) year from the date the taxpayer serves the last judgment for the matter.
3. The settlement outlined above shall be without prejudice to the Township of Chatham's dealings with any other Township taxpayers' request for tax assessment reductions.

RESOLUTION 2026-124

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SETTLEMENT OF THE TAX APPEAL OF JOSEPH & JENNIFER KISTLER

WHEREAS, Joseph & Jennifer Kistler ("Taxpayers"), the owner of Block 95.01, Lot 12 on the Township of Chatham's Tax Assessment Maps, commonly known as 86 Noe Avenue ("Property"), filed appeals of their 2023, 2024, and 2025 tax assessments in the Tax Court of New Jersey, Docket Nos.: 005035-2023; 001299-2024; and 001152-2025; and

WHEREAS, the Township Committee of the Township of Chatham, County of Morris, State of New Jersey met and discussed the aforesaid tax appeals and the recommendations of its Township Tax Assessor Special Tax Appeal Attorneys; and

WHEREAS, for the 2023 through 2025 Tax Years, the Property was assessed at \$2,069,500 (AV); based upon the Director's ratio of assessed to true value, this reflects market values as follows: \$2,543,008 for the 2023 tax year (81.38%); \$2,720,162 (76.08%) for the 2024 tax year; and \$2,865,550 (72.22%) for the 2025 tax year; and

WHEREAS, the Taxpayers purchased the subject property on June 1, 2022 for a purchase price of \$2,300,000;

WHEREAS, the Director's ratios for the 2023, 2024, and 2025 tax years were 81.38%, 76.08%, and 72.22% respectively;

WHEREAS, an acceptable settlement of the aforesaid tax appeal has been negotiated which reduces the total tax assessment levied upon the Property for 2025 only, with Taxpayers withdrawing their 2023 and 2024 tax appeals; and

WHEREAS, the 2025 total tax assessment, based upon said reduction, will be \$2,000,000 instead of \$2,069,500; and

WHEREAS, the 2023 and 2024 tax year appeals will be withdrawn; and

WHEREAS, Taxpayers have agreed that any refunds due shall be without interest provided the tax refund is paid within sixty (60) days from the date of the Tax Court’s judgment for the matter; and

WHEREAS, the Township Committee leaves the allocation between land and improvements of the aforesaid tax assessment reduction to the Township of Chatham’s Tax Assessor’s discretion with the direction that the same be set so as to be most beneficial to the Township; and

WHEREAS, the aforesaid reduction has no general application to other properties within the Township of Chatham as a result of the aforesaid specific fact situation; and

WHEREAS, the Township Committee makes this settlement with Taxpayers without prejudice to its dealing with any other Chatham Township’s taxpayers’ request for tax assessment reduction; and

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

1. The Township of Chatham’s Tax Assessor is hereby directed to establish the allocation between land and improvements of a \$2,000,000 total tax assessment for the 2025 Tax Year, for Block 95.01, Lot 12, which is most beneficial to the Township of Chatham and advise the Township Attorney of that allocation.
2. The Special Tax Appeal Attorney is authorized to execute a Stipulation of Settlement and/or Freeze Act Application relative to the tax appeal of Kistler, Joseph & Jennifer (“Taxpayers”) Docket Nos.: 005035-2023; 001299-2024; and 001152-2025, which reduces the total tax assessment on Block 95.01, Lot 12 from \$2,069,500 to a total tax assessment of \$2,000,000 for the 2025 tax year, and withdraws the 2023 and 2024 tax year appeals; and which further provides that any refunds due shall be without interest provided the tax refund is paid within sixty (60) days from the date of the Tax Court’s Judgment for the matter.
3. The settlement outlined above shall be without prejudice to the Township of Chatham’s dealings with any other Township taxpayers’ request for tax assessment reductions.

RESOLUTION 2026-125

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2026 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 \$26,514.23 from the State of New Jersey Clean Communities Account Fund and wishes to amend its 2026 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 2026 in the sum of \$26,514.23 which is now available as a revenue from:

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

Clean Communities Program, and

BE IT FURTHER RESOLVED, that a like sum of \$26,514.23 be and the same is hereby appropriated under the caption of:

Public and Private Programs Offset by Revenues:

Clean Communities Program.

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

RESOLUTION 2026-126

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2026 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 \$21,103.20 from the State of New Jersey Department of Environmental Protection and wishes to amend its 2026 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 2026 in the sum of \$21,103.20 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 \$21,103.20 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 2026-127

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2026 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 \$300 from the Chatham Jaycees and wishes to amend its 2026 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 2026 in the sum of \$300 which is now available as a revenue from:

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

Chatham Jaycees Environmental Commission Grant, and

BE IT FURTHER RESOLVED, that a like sum of \$300 be and the same is hereby appropriated under the caption of:

Public and Private Programs Offset by Revenues:

Chatham Jaycees Environmental Commission Grant.

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

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

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

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Ted Godfrey, Evergreen Terrace, asked if there was a performance bond for a recent construction project at Colony Pool. He also asked about the building of a house on Mountainview Road. Mr. Godfrey further asked how many campers there will be at Colony Pool this year. He further asked if there will be a tree planting education seminar. Mr. Godfrey further stated that an electric leaf blower would be insufficient on some properties.

Mr. Shehady said that the images previously provided by Mr. Godfrey regarding dirt areas at Colony Pool were high traffic areas unrelated to the recent construction.

Mayor Rowland addressed the programs run by the Environmental Commission to give away free trees. Mr. Godfrey said that he received free trees that were available to those who attended a seminar.

Committeeman Choi asked if the issue at Colony is a safety or an aesthetics issue. Mr. Shehady said that there are some stones that could hurt if they were stepped on barefoot.

2. Meghan Schaaf, Garden Street, said she is at the meeting with her son who is working toward a merit badge. Mrs. Schaaf said that she is a member of the Friends of the Library. She expressed her support for having the Township Committee show support for the Library. She also commented on the extensive use of the Library by a diverse cross section of local residents. Mrs. Schaaf also said that the 2012 program by the Environmental Commission for tree education and sapling giveaways was run by Mike Kelly.

Committeewoman Ewald recognized Mrs. Schaaf's son for working toward his merit badge, and explained the difference between a workshop and a regular meeting. She also noted the availability of the Library Presentation regarding their Capital Project.

3. Mr. Godfrey commented on a new sidewalk at Colony Pool. Mr. Shehady said that he will gladly meet with Mr. Godfrey at Colony Pool.

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

Committeeman Choi moved to adjourn at 8:07 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk