

**MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
SEPTEMBER 8, 2026**

Mayor Rowland called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 7:04 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 and Mayor Rowland.

Deputy Mayor McHugh was absent.

Executive Session

**RESOLUTION 2026-P-13
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CONFERENCE OF
THE TOWNSHIP COMMITTEE WITH THE PUBLIC EXCLUDED**

WHEREAS, N.J.S.A. 10:4-12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee of the Township of Chatham is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contract Negotiations
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Committeewoman Ewald moved to adopt Resolution 2026-P-13 to enter Executive Session at 7:04 PM. Committeeman Choi seconded the motion.

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

The Township Committee returned to Public Session at 7:30 PM.

Mayor Rowland led the Flag Salute.

Mayor's Message

Mayor Rowland congratulated Mr. LaConte on being elected the Vice President of the Morris County Registrar's Association.

Mayor Rowland announced that there will be a community dinner for senior citizens on September 27th at the Chatham Township Presbyterian Church. The Environmental Commission will jointly hold a Sustainability Fair on September 19th at the Chatham Train Station.

Mayor Rowland requested a moment of silence in honor of those who died in the 9/11 attacks.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Melissa Davis, Lisa Drive, addressed the Tree Ordinance, and asked the Township Committee to consider how any updates will work in practice and how they will be enforced. She also asked the Committee to consider unintended consequences, and to have an ordinance that is less punitive. Mrs. Davis encouraged education to achieve desired environmental outcomes.
2. Amanda Paul, Dogwood Drive, asked the Township Committee to reconsider the zoning regulations for permanently installed generators on residential properties. She noted that accessory structure setbacks are currently being applied to generators. Mrs. Paul noted that this is not a new issue.
3. Stewart Carr, Crestwood Drive, asked for a status update on the proposed trail between Green Village Road and Southern Boulevard by Nash Field. He further inquired about potential uses for the Fenske Property. Mr. Carr also asked about having Planning Board meetings broadcast via YouTube or Zoom. He expressed in having meeting recordings posted to the Township website. Mr. Carr also suggested that meeting transcripts be posted online.

Mayor Rowland stated that having Planning Board meetings broadcast is in the works.

Committeeman Alperowitz asked Mrs. Davis what specifically in the proposed tree ordinance she would like to see changed or addressed. Mrs. Davis said that she has not yet seen the proposal as it is not publicly available yet. She said she would like to see a tree to be considered a tree regardless of where it is on the property. Mrs. Davis said she would like to see rain gardens and pollinator gardens also considered.

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

Reports

Administration

Mayor Rowland noted that an RFP was released for the development of affordable housing units. Three organizations submitted responses, and they have been reviewed. An award is anticipated to be made at the next meeting.

Mr. Shehady provided an update on a proposed solar panel project. He said that funds for solar projects are expiring, which affects the timeline to apply for available funding. Mr. Shehady said that installation of solar panels would help reduce utility costs and also help generate revenue. Mayor Rowland commented on the project. She addressed the potential savings and return on investment. Mr. Shehady commented on the tax credits that are available. He also commented on the financing process that will be necessary in order to move forward with the project.

Mr. Shehady reported that through the fiber loop, the Red Brick Schoolhouse now has internet and phone interconnectivity. The DPW facility has also been hooked up to the internet through the loop. Mr. Shehady said this should save the Township about \$500 a month.

Mr. Shehady also provided an update on the electricity auction.

Clerk

Mr. LaConte reported that the Flu Clinic will be rescheduled. He said he will get the updated information posted once available.

Engineering

Mr. Shehady said that an RFQ was received for the 2016 SRTS Construction Administration & Inspection. There may be an award at the next meeting. State approval is needed before an award can be made.

Mr. Shehady said that feedback was received from the environmental Commission regarding the tree ordinance. The proposal will be reviewed by Mr. Shehady, Mr. Ruschke and Mrs. Cofoni to ensure that the proposal complies with State regulations.

Committeewoman Ewald asked about the 2014 SRTS project. Mr. Shehady said it is substantially done, and some punch list items remain. Paving work to be done on Lafayette Ave and Spring Street was addressed.

Committeeman Choi asked about improvements to the intersection of Fairmount Avenue and River Road. Mrs. Cofoni said that some survey work has been performed, and appraisals are now needed. Committeeman Choi asked about the ADA Improvements at Esternay Field. Mr. Shehady said he believes they have been completed.

Finance

Mr. Shehady said that spending in the various departments is on track.

Public Works

Mr. Shehady said there will be two resolutions on the next agenda for purchase of chemicals for WPC. He noted that the chemicals are purchased through co-ops and state contracts, however governing body approval is needed if the aggregate costs exceed a particular threshold.

Mr. Shehady further reported that the WPC Foreman is investigating ways to incorporate use of AI into plant operations.

Tax Assessor

Mr. Shehady reported that the revaluation is moving along and is on schedule. Data entry should be complete in early November. The revaluation company will be asked to give a public presentation about the data and next steps.

Committeeman Alperowitz asked if there is a deadline for inspections in any home that has not yet been inspected. Mr. Shehady said he does not know if there is a specific deadline. He noted some people may consent to an inspection once they get their valuation letter.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Stewart Carr, Crestwood Drive, complimented Mr. Shehady on the solar panel project. He cautioned to pay attention to warranties to ensure the Township continues to be covered if a company later goes out of business. Mr. Carr asked about having older board minutes and agendas posted to the Township website. He further asked if there are options to enhance the ability to search for documents on the website by using keywords. Mr. Carr commented on the potential turfing of Esternay Field, and recommended that it remain natural turf.

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

Committeeman Choi moved to adjourn at 8:33 PM. Committeeman Alperowitz seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk