

**MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
SEPTEMBER 9, 2025**

Mayor Choi called the Workshop Meeting of the Township Committee of the Township of Chatham to order at 6:32 P.M.

Adequate Notice of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both *The Chatham Courier* and the *Morris County Daily Record* on January 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, Deputy Mayor Rowland and Mayor Choi.

Committeewoman Ewald participated via Zoom.

Executive Session

**RESOLUTION 2025-P-15
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CONFERENCE OF
THE TOWNSHIP COMMITTEE WITH THE PUBLIC EXCLUDED**

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

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

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contract Negotiations
 - b. Litigation
 - c. Personnel
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 McHugh moved to adopt Resolution 2025-P-15 to enter Executive Session at 6:33 PM. Committeeman Alperowitz seconded the motion.

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

The Township Committee returned to Public Session at 7:37 PM.

Mayor Choi led the Flag Salute.

Hearing of Citizens

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

Proclamation – Ovarian Cancer Awareness Month

Ovarian cancer survivor and advocate Rachel Sackett addressed the importance of awareness and screening for ovarian cancer.

Mayor Choi read aloud the attached proclamation declaring September 2025 as Ovarian Cancer Awareness Month in Chatham Township.

Resolutions

Resolution 2025-170

RESOLUTION 2025-170

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CHANGE ORDER #1 FOR A CONTRACT WITH MILLENNIUM COMMUNICATIONS GROUP, INC. IN CONNECTION WITH THE PUBLIC SAFETY INFORMATION SHARING TECHNOLOGY COMMUNITY PROJECT

WHEREAS, on October 22, 2024, the Township adopted Resolution No. 2024-207 awarding a contract to Millennium Communications Group, Inc. (“**Millennium**”) in connection with the fiber optic loop installation in and around the Township as part of its infrastructure and Municipal facilities in the total contract amount of \$795,872.19 (the “**Contract**”); and

WHEREAS, a \$200,000 allowance (Bid Item 3) was included in the contract for permit fees and utility relocation costs. The full contract amount of the allowance will not be required; and

WHEREAS, the allowance for permit fees and utility relocation costs can be reduced from \$200,000 to \$92,000; and

WHEREAS, a change order is required to extend the fiber at five (5) traffic locations and two (2) parks to extend the fiber network and directly interface the fiber into the surveillance switches within the security vendor’s demarcation locations as set forth in detail in the correspondence from Millennium dated August 21, 2025 (the “**Scope Amendment**”); and

WHEREAS, the Scope Amendment results in an increase to the Contract in the amount of \$72,367.57 and the reduction of the allowance (Bid Item 3) results in a decrease of \$108,000. The result in the total Contract amount reduces to an amount not to exceed \$760,239.76; and

WHEREAS, the Township Engineer has reviewed the Scope Amendment and reallocation of the allowance and has recommended the Township’s adoption of this Resolution approving the payment of the Additional Costs.

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

1. The foregoing recitals are hereby incorporated herein by reference as if set forth at length.
2. The Scope Amendment and reduction of allowance (Bid Item 3) results in an amended contract amount of \$760,239.76. The Mayor of the Township, the Township Administrator, Township Engineer, and other necessary Township employees and consultants are hereby authorized and directed to execute the Change Order to the Contract and take any and all actions necessary to effectuate the Change Order.
3. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
4. A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.
5. This Resolution shall take effect immediately.

Committeeman McHugh moved to adopt Resolution 2025-170. Committeeman Alperowitz seconded the motion.

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

Resolution 2025-171

RESOLUTION 2025-171

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM
APPOINTING MICHAEL BLOOM TO THE POSITION OF SERGEANT IN THE CHATHAM
TOWNSHIP POLICE DEPARTMENT**

BE IT RESOLVED, by the Township Committee of the Township of Chatham that Michael Bloom is hereby appointed Sergeant in the Chatham Township Police Department, effective September 1, 2025. The terms and conditions shall be as found in the Collective Bargaining Agreement in effect between the Township of Chatham and PBA Local 170.

Deputy Mayor Rowland moved to adopt Resolution 2025-171. Committeeman Alperowitz seconded the motion.

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

Presentation – Tax Revaluation

Robert Brescia of Appraisal Systems, Inc gave a presentation about the upcoming tax revaluation. Mr. Shehady said that the presentation will be available on the Township’s website.

Mr. Brescia said that the Township was ordered to do a revaluation by the State of New Jersey and the Morris County Board of Taxation because it was determined that the assessments are not uniform. He also said that revaluations are done to ensure that everyone is being assess fairly and uniformly. Mr. Brescia stressed that the revaluation does not change the tax levy. He further noted that a goal of the revaluation is to get the average ratio as close to 100% as possible. It was noted that the last revaluation in Chatham Township was done in 1992, and the last reassessment was performed in 2005. Mr. Brescia reviewed the various steps involved in the revaluation process. He gave examples of external factors that can positively and negatively impact property assessments. Information was also provided on how to appeal the proposed assessment if property owners disagree with the amount.

Mayor Choi provided guidance on how questions will be fielded. He also noted that an additional public hearing will be held on this matter.

Committeewoman Ewald asked how commercial properties and rental properties are handled. Mr. Brescia said that residential properties are assessed based on home sales. Commercial properties and rentals consider the income generated by the property.

Mr. Brescia provided his contact information if residents have questions not asked at this meeting.

Mayor Choi opened the floor to the public to ask questions of Mr. Brescia.

1. Paula Venditti, Birch Hill Drive, said there is a lot of new construction in the Township. She asked how new construction affects the revaluation. Mr. Brescia said that the Township will be carved into neighborhoods. He also said that older homes will not be compared with newer homes.
2. Joe Zorn, Runnymede Road, asked how the revaluation is funded. Mr. Shehady addressed the appropriations process through which the revaluation is budgeted over a five-year period. Mr. Zorn asked about the tax implications for residents after the revaluation. Mr. Brescia said that the revaluation focuses on the property value, and how the revaluation will affect specific properties will not be known until the work has been performed. He also said that the reassessment will be applicable for the 2027 tax year.
3. Maureen Kelly, Mountain Avenue, noted that an assessment has different line items for land and improvements. She asked if the land is valued the same way throughout the Township, and noted that sometimes a property is more valuable for the land than the improvements. Mr. Brescia said each property in a neighborhood has the same land formula, and each neighborhood may vary in formula. He said that the two components for the land are the site value and the price per acre. Mrs. Kelly asked about consideration for the property’s potential when the revaluation is conducted. Mr. Brescia

said that they are required to assess based on current property conditions on October 1st of the pre-tax year.

4. Ameeta Patel, Shunpike Road, asked what percentage of houses will not be entered, and how they will estimate what is in those houses. Mr. Brescia said he hopes they will be able to enter 80-90% and they assess to the highest potential. He said that if the property owner thinks that the estimated assessment is too high, they will have incentive to allow an inspection. Mr. Brescia also said that there is not any incentive to not cooperating with the process. Mrs. Patel asked how newness is considered. Mr. Brescia said it can be subjective, however quality is judged relative to the age of the home. Mrs. Patel asked if the public can see current property values. Mr. LaConte noted that information is publicly available on the Morris County Board of Taxation's website. Mr. Brescia said that they will post both the old and the new assessments for comparative purposes.
5. Matt Daly, Mitchell Avenue, asked if the Great Swamp would be considered a positive or a negative influence. Mr. Brescia said that sales would reflect if it is positive or negative. Mr. Daly asked about access to attics. Mr. Brescia said they will not normally need access to attics, however residents can point out anything they think may be relevant to the revaluation.
6. Sunil Raval, Cedar Lane, asked how a revaluation and a reassessment are different. Mr. Brescia said that the scope is the same, and the difference is whether the work is managed through an outside firm or through the Assessor's Office. Mr. Raval asked if the Township will announce when material updates are available online. Mr. Brescia noted when updates will begin to be available. Mr. Shehady said that the Township will also make updates when they are available.
7. Fred Pucci, Robert Drive, asked how properties are evaluated when the houses thereon do not have value. Mr. Brescia said that there can be situations where the land is heavily weighted in the valuation. Mr. Pucci claimed that his house does not have any value, and Mr. Brescia said that houses on a property are considered to have value. Mr. Pucci also said that the Township will pay a larger share of the County tax base and the School District tax base following the revaluation.
8. Mr. Raval asked if the September 25th presentation will have the same content as this evening's presentation. Mr. Shehady said that it will be substantively the same, and is being held for anyone who was unable to attend this evening.

Committeeman Alperowitz asked about a timeline for the inspections. Mr. Brescia said they will begin shortly, and will be conducted through next year.

9. Janet Coley-Lima, Mitchell Avenue, expressed concern how the revaluation will affect seniors. She asked if there is any data how seniors are affected by revaluations. Mr. Brescia said that they assess properties, and how they are occupied is not relevant to the valuation. Mrs. Coley-Lima spoke about tree removal in the Township, and claimed it affects the quality of life in the Township. Mr. Brescia said that if tree removal were a factor, it would show up in the sale prices of homes. Mrs. Coley-Lima asked if there is a bell curve for how property taxes are affected. Mr. Brescia said that it is usually a third who go up, a third who go down, and a third who stay flat, however they will not know how Chatham Township will be affected until the work is done. Mayor Choi stressed that the work needs to be performed, and speculation should be avoided.
10. Mrs. Patel asked about inspections of homes that have construction projects. Mr. Brescia said that re-inspections can be performed, and the Township will be aware of those properties that have permits for construction projects.

Committeeman Alperowitz asked how many opportunities there are for people to schedule an inspection. Mr. Brescia said there will be plenty of opportunities for people to schedule convenient appointments.

11. Mr. Zorn spoke about issues he had with the water company for pipe inspections, and asked if there is a point of contact with the Township if there are issues with the

reevaluation inspections. Mayor Choi noted that the revaluation company has provided contact information, and concerned residents can also reach out to the Township Committee and the Township staff. Mr. Shehady also said that utility companies are outside of the Township's control, however the revaluation company that has been hired by the Township to do this work. He also offered himself as a point of contact for residents with concerns on this matter.

Committeewoman Ewald asked how long the inspections take. Mr. Brescia said they normally take anywhere from 5 to 15 minutes.

12. Mr. Pocci reiterated his claim that the Township's share of Morris County and School District taxes will increase. He also alleged that seniors are being pushed out of the Township because of redevelopment. Mr. Pocci asked about the cost for the revaluation. Mr. Shehady said that the cost is approximately \$750,000. Mr. Pocci presented a candidate's flyer claiming a 27% property tax increase, and asked how the tax rate has changed over the past three years. Mr. Shehady offered to meet with Mr. Pocci once he has been able to gather the pertinent information for him. Mr. Pocci refused to meet, and said he wants the Township Committee to provide the information. Committeewoman Ewald said that tax rates are not tracked in three year increments, and the answer will be available once the information is gathered.

Seeing no further public comments or questions on the tax revaluation, Mayor Choi closed the floor.

Reports

Administration

Mr. Shehady said that a request has been presented by Fire Official Jim Rothenberger to amend the fees for inspections of smoke/CO detectors and fire extinguishers when properties are sold or have a change in tenancy. Mr. Shehady noted that the memo was distributed to the Township Committee, and asked if they have any questions for Mr. Rothenberger. Committeeman Alperowitz thanked Mr. Rothenberger for the information in the memo. Technical Assistant Christine Morgan noted that the proposed fees are within State guidelines. She also said that the new fee structure will make things conducive for inspections that need to occur in a shorter timeframe. Mayor Choi thanked Mr. Rothenberger for the context that was included in the memo. Committeeman Alperowitz asked about the reinspection fee. Mr. Rothenberger explained how those fees are charged. It was noted that the reinspection is only performed if the initial inspection fails.

Mr. Shehady reported that the Township is due to update the Employee Handbook. He hopes to have a draft available for the next workshop meeting.

A resolution is expected to be on the next agenda to participate in the opioid settlement agreements. He explained how the agreements function. Mrs. Cofoni listed the companies involved in the new settlements.

Mr. Shehady asked if there were any questions on the Colony Pool End of Season Report that had been distributed. He also said that a survey will be sent to the members.

Clerk

Mr. Shehady said that renewal of the Health Department Contract will be discussed in Executive Session. He noted that the current contract expires at the end of this year, and it is anticipated that a new contract will be ready for approval by the end of this year.

Construction

Mr. Shehady said that the Construction Official is working with Mrs. Cofoni's office on fee updates, and it is anticipated that an ordinance will be ready for consideration in 2026.

Engineering

Mr. Shehady said that there will be a resolution on the next agenda for a shared service agreement with Morris County for Hillside Trail Drainage Improvements. A resolution will also be needed to authorize bidding for that project. A resolution will also be on the next agenda to authorize bidding for the Esternay Field ADA Improvements. A change order for striping for road improvements will also be on the agenda, and Mr. Shehady said that the award was based on an estimate. The Colony Pool Wall Project is being rebid, and action is anticipated at the next meeting to either award or reject based on how the bids come in.

Committeeman Alperowitz asked about the Colony Wall Project, and if the work could still be done prior to the next season. Mr. Shehady said the work would likely be done the following year, however recommendations will be made once more information is available.

Mr. Shehady reported that he asked the Township Engineer's Office to provide a proposal to perform an analysis of the Township's stormwater infrastructure, and to do so in a way that it can be incorporated into GIS.

Finance

Mr. Shehady said that a resolution is anticipated for a budget amendment for the annual Clean Communities Grant. He also said that the budget preparation process will begin this month with department heads being asked to submit their requests for 2026.

Police

The newly promoted sergeant will be sworn in at the next Township Committee meeting.

Public Works

Mr. Shehady said that a resolution will be on the next agenda to renew the recycling pickup contract with the Morris County Municipal Utilities Authority. There will also be a resolution to enter a shared service agreement with Harding. There will also be resolutions to award a contract Nash Playground equipment, and to authorize the purchase of two new trailers. Mr. Shehady further reported that WPC needs to make purchases to repair the vertical turbines, and there will be a resolution at the next meeting to authorize those purchases.

Mr. Shehady thanked DPW Director Rich Young for his contributions to the successful Colony Pool season this year.

Hearing of Citizens

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

Executive Session II

RESOLUTION 2025-P-16
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CONFERENCE OF
THE TOWNSHIP COMMITTEE WITH THE PUBLIC EXCLUDED

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

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

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contract Negotiations
 - b. Litigation
 - c. Personnel
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 McHugh moved to adopt Resolution 2025-P-16 to enter Executive Session at 9:50 PM. Committeeman Alperowitz seconded the motion.

Mr. Shehady announced that the Township Committee would not be taking formal action following the Executive Session.

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

The Township Committee returned to Public Session at 10:19 PM.

Committeeman Alperowitz moved to adjourn at 10:19 PM. Deputy Mayor Rowland seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk