MINUTES
TOWNSHIP COMMITTEE
REGULAR MEETING
SEPTEMBER 22, 2026

Mayor Rowland called the Regular Meeting of the Township Committee of the Township of Chatham to order at 7:30 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 was absent.

Mayor Rowland led the Flag Salute.

Proclamation – Ovarian Cancer Awareness Month

Rachel Sackett, an ovarian cancer survivor, provided comments on behalf of the National Ovarian Cancer Coalition.

Mayor Rowland read aloud the attached proclamation for Ovarian Cancer Awareness Month.

Hearing of Citizens

Mayor Rowland opened the Hearing of Citizens.

1. Ethan Caffrey, Kimball Street (Chatham Borough), presented the Chatham Passport Month program that he created. He explained that Chatham businesses were offered the opportunity to have a page in a local passport book. The pages have information about the history of the businesses and their practices, as well as space for participants to write notes about their visit. Stamps are available upon visiting the participating businesses. Mr. Caffrey explained the community-oriented objectives of the program. He said that the passport books are available at the Library of the Chathams. Prizes are available based on the number of stamps collected.

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

Mayor's Message

Mayor Rowland said that the contract will be awarded for development of affordable housing. There will also be a resolution considered for installation of a flashing pedestrian sign, which resulted from a Girl Scout project.

Mayor Rowland further noted that there will be a Community Dinner for Senior Citizens on September 27th at the Chatham Township Presbyterian Church.

On September 25th, a memorial will be held in honor of Tommy Gorman, which will also support the American Foundation for Suicide Prevention and the upcoming Out of the Darkness Walk.

Mayor Rowland said that on Wednesday evenings at Chatham Cinema, they show old movies and have a narrator present.

Mayor Rowland commented on Mr. Caffrey's program, and noted work he did regarding authenticity of local businesses. She thanked Mr. Caffrey for presenting the Chatham Passport program.

Reports

Mayor Rowland reported that the 2026 Flu Clinic has been rescheduled for October 7th.

Committeeman Alperowitz reported on behalf of the Environmental Commission that leaf blower season will be ramping up. He also noted that registration is open for the Tri-Town Yard Sale Day, which will be held on October 17th. A Fall Cleanup will also be organized.

Committeeman Choi praised the several National Merit Scholarship semi-finalists from Chatham High School. He also reported that there is a Bell-to-Bell rule regarding cell phones at Chatham High School. Committeeman Choi reported on the Play-it-Forward program.

Deputy Mayor McHugh reported that September is Suicide Prevention Awareness Month. He said that a program will be held at the Library of the Chathams. Deputy Mayor McHugh further noted that the Library will have a team participating in the Out of the Darkness Walk. Deputy Mayor McHugh said that the Library will also host a program with a local author.

Capital Resolutions

Resolution 2026-153

RESOLUTION 2026-153
A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING CANCELATION OF GENERAL CAPITAL FUND FULLY FUNDED CAPITAL ORDINANCE BALANCES

WHEREAS, certain unexpended capital ordinances appropriation balances remain open in the Township General Capital Fund as fully funded from Capital Improvement Fund;

WHEREAS, The Chief Financial Officer has determined that these items may all be cancelled and the funds returned to Capital Improvement Fund for use on other capital projects;

WHEREAS, it is necessary to formally cancel these capital ordinances appropriation balances and return the source of funding to Capital Improvement Fund;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Chatham, County of Morris, State of New Jersey hereby cancels the following items:

General Capital Schedule of Improvement Authorizations	
Ordinance 2022-07	$37,263.46
Ordinance 2023-07	$62,736.54

Committeeman Choi moved to adopt Resolution 2026-153. Deputy Mayor McHugh seconded the motion.

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

Resolution 2026-154

RESOLUTION 2026-154
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.

Committeeman Alperowitz moved to adopt Resolution 2026-154. Deputy Mayor McHugh seconded the motion.

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

Introduction of Ordinances

Ordinance 2026-11

ORDINANCE 2026-11
BOND ORDINANCE TO AUTHORIZE THE INSTALLATION OF SOLAR ENERGY SYSTEMS AT THE MUNICIPAL BUILDING AND THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF $2,100,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, 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 install solar energy systems at the Municipal Building and the Department of Public Works Facility in, by and for the Township. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of $2,100,000 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 and the down payment appropriated by this ordinance. 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 $2,100,000, and (4) $100,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is $2,000,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of $150,000 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 moneys exceeding $100,000, 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 purpose. The sum of $100,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding $2,000,000 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 $2,000,000 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 fifteen 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 $2,000,000 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 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 limitation as to rate or amount.

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

Deputy Mayor McHugh moved to introduce Ordinance 2026-11. Committeeman Choi seconded the motion.

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

Public Hearing on Ordinance 2026-11 will be scheduled for October 13, 2026.

Ordinance 2026-12

ORDINANCE 2026-12
BOND ORDINANCE TO AUTHORIZE THE INSTALLATION OF SOLAR ENERGY SYSTEMS AT 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 $2,100,000 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 l. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to install solar energy systems at 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 $2,100,000 is hereby appropriated to the payment of the cost of making the improvement described in Section l 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 $2,100,000, and (4) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is $2,100,000, and (5) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of $150,000 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, 2025, 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 $2,100,000 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 $2,100,000 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 fifteen 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 $2,100,000, but said $2,100,000 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 2026-12. Deputy Mayor McHugh seconded the motion.

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

Public Hearing on Ordinance 2026-12 will be scheduled for October 13, 2026.

Consent Agenda

RESOLUTION 2026-155
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 $1,750,142.29 and the prior month's payroll of $550,392.08 Current Fund, $67,128.32 Sewer Utility, $440.72 Open Space and $16,407.13 Police Private Employment be paid.

BE IT FURTHER RESOLVED that taxes due to the School District of the Chathams, for the month of September 2026, in the amount of $4,030,077.00 be paid.

RESOLUTION 2026-156
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 August 11, 2026 and September 8, 2026.

RESOLUTION 2026-157
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 August 11, 2026 and September 8, 2026.

RESOLUTION 2026-158
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, RELEASING DEVELOPER ESCROW ACCOUNT AND/OR PERFORMANCE BOND BALANCES

WHEREAS, developers are required to deposit monies with the Township for the purposes of offsetting Township professional costs to review plans or to inspect approved development and for the purpose of ensuring the satisfactory completion of public or private improvements; and

WHEREAS, these deposited monies, following all necessary withdrawals to cover Township expenses or costs, may be released upon satisfactory completion of work, receipt of review board decisions, or completion of guaranteed work, upon passage of a Township resolution authorizing such release.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham that the following guarantee amount or account balances, with interest adjustments as prescribed by state and local laws, may be released to the depositor of record:

NAME	Project	A/C NUMBER	AMOUNT
Cedar Maple LLC 770 River Road #683 Edgewater, NJ 07020	PBA-24-005 Re: 23 Cedar Lane	E-77-66-852-709	$3,794.46
Anthony Penizotto 317 Green Village Road Green Village, NJ 07935	Re: ZBA-20-004	E-77-65-172-702	$66.20
Daniel Lewis 106 Van Houton Ave Chatham, NJ 07928	Re: BOA-26-001	E-77-66-970-634	$107.85
Damir Valgevac 131 Candace Lane Chatham, NJ 07928	Re: BOA-25-017	E-77-66-970-741	$187.07
Adam Stepan 85 Meyersville Road Chatham, NJ 07928	Re: BOA-25-021 Re: 868 River Road	E-77-66-970-478	$83.13
Lisa Carbone 50 Rose Terrace Chatham, NJ 07928	BOA-25-015	E-77-66-970-436	$0.00
Jessica Yankelunas 103 Long View Ave. Chatham, NJ 07928	Re: BOA-24-11	E-77-66-946-235	$0.00

RESOLUTION 2026-159
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 64.04, Lot 5.06 143 Terrace Drive	Double Payment	Boon Kat Terence Lee 143 Terrace Drive Chatham, NJ 07028	$2559.93
Block 62.09, Lot 4 659 Fairmount Avenue	Double Payment	Zwiren Title Agency Inc Escrow Trust 100 South Jefferson Road Suite 205 Whippany, NJ 07981	$3,571.64
Block 38, Lot 31 29 Candace Lane	Double Payment	Title Agency Of New Jersey Inc 6 Prospect Village Plaza Suite 200 Clifton, NJ 07013	$5,790.96

RESOLUTION 2026-160
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING THE PURCHASE OF SODIUM HYDROXIDE LIQUID FROM GEORGE S COYNE CHEMICAL CO., 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**"); and

WHEREAS, the MCCPC awarded a contract to George S.Coyne Chemical Co., Inc., 3015 State Road, Croydon, Pennsylvania 19021 ("**GSC**"), for the purchase of Sodium Hydroxide Liquid under the Contract for a period from January 1, 2026 through December 31, 2026; 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 GSC for a period commencing on January 1, 2026 and terminating on December 31, 2026, pursuant to MCCPC Contract #17, Item 10.

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. GSC

4. This Resolution shall take effect immediately.

RESOLUTION 2026-161
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, 2026 through December 31, 2026; 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, 2026 and terminating on December 31, 2026, pursuant to MCCPC Contract #17, Item 19.

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 2026-163
RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE INSTALLATION AND MAINTENANCE OF FLASHING PEDESTRIAN CROSSWALK SIGNS AT THE INTERSECTION OF SOUTHERN BOULEVARD AND LAFAYETTE AVENUE

WHEREAS, the Township of Chatham desires to install pedestrian-activated 24/7 flashing LED pedestrian crosswalk signs at the intersection of Southern Boulevard and Lafayette Avenue, which are County roads, to improve public safety; and

WHEREAS, the Township of Chatham has received through the Somerset County Co-op Quote QT40274 from National Highway Products (attached hereto as Appendix A) in the amount of $9,626.05 for the signs; and

WHEREAS, the cost will be split between the Township of Chatham and the County of Morris; and

WHEREAS, the Township of Chatham will install the signs and be responsible for ongoing maintenance and replacement costs related to the signs.

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 installation of pedestrian-activated 24/7 flashing LED pedestrian crosswalk signs along Southern Boulevard at the intersection with Lafayette Avenue by the Township of Chatham is hereby authorized.

2. The Township of Chatham shall be responsible for sign maintenance and replacement costs after installation.

Deputy Mayor McHugh noted that he will recuse on Resolution 2026-157 as he was not at the meeting.

Committeeman Alperowitz commented on the resolution for installation of a crosswalk sign, and said that it is terrific that the sign will be installed.

Committeeman Alperowitz moved to approve the Consent Agenda. Committeeman Choi seconded the motion.

Roll call: Committeeman Alperowitz, Aye; Committeeman Choi, Aye; Committeewoman Ewald, Absent; Deputy Mayor McHugh, Aye (recuse on 2026-157); Mayor Rowland, Aye.

Resolutions

RESOLUTION 2026-162
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, ACCEPTING THE PROPOSAL AND AWARDING THE CONTRACT FOR DEVELOPMENT OF A 100% AFFORDABLE HOUSING RENTAL PROJECT ON A PORTION OF BLOCK 48.16, LOT 117.27, COMMONLY KNOWN AS 405 SOUTHERN BOULEVARD, TO ESHIN

WHEREAS, on May 26, 2026, the Mayor and Township Committee of the Township of Chatham (the "Township") adopted Resolution No. 2026-11 authorizing the Township to seek qualifications and proposals for the development of a 100% affordable housing rental project on a portion of Block 48.16, Lot 117.27, commonly known as 405 Southern Boulevard (the "Services"); and

WHEREAS, the Township received three (3) proposals on July 21, 2026 from: (1) ESHIN, located at 561 Springfield Avenue, Summit, New Jersey 07901, for three affordable housing units in one building ("ESHIN"); (2) Nouvelle, LLC, located at 955 Lincoln Avenue, Glen Rock, New Jersey 07452, for four disabled veteran family housing units in one building; and (3) K Group, located at 545 Route 17 South, Ridgewood, New Jersey 07450, who submitted an initial proposal for a 24-unit project, which they revised to propose three affordable housing units in one building; and

WHEREAS, the Township professionals, Township Administrator and Township Council reviewed and evaluated the proposals received and found that ESHIN's experience and proposal is most consistent with the desires and expectations of the Township in connection with the Services; and

WHEREAS, the Township desires to adopt this Resolution authorizing the award of the contract for the Services to ESHIN, which is subject to authorization of a purchase and sale agreement and developer's agreement and execution of the same.

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

1. The foregoing recitals are hereby incorporated herein by reference as if set forth at length.
2. The contract for the Services is hereby awarded to ESHIN. The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into negotiations with ESHIN for the execution of purchase and sale agreement and developer's agreement to be authorized by the Township Committee at a later date.
3. This Resolution shall be effective immediately.

Mayor Rowland said that three proposals were submitted, and the subcommittee who reviewed the submissions have recommended ESHIN. Mayor Rowland noted the qualifications of ESHIN, and said that the Township looks forward to working with them.

Committeeman Alperowitz said that ESHIN was the most impressive submission, and said he is happy with the selection.

Committeeman Alperowitz moved to adopt Resolution 2026-162. Committeeman Choi seconded the motion.

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

Hearing of Citizens

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

Deputy Mayor McHugh moved to adjourn at 7:58 PM. Committeeman Choi seconded the motion, which carried unanimously.

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Gregory J. LaConte
Municipal Clerk