

**MINUTES
TOWNSHIP COMMITTEE
WORKSHOP MEETING
NOVEMBER 15, 2022**

Mayor Felice 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 November 10, 2022; notice was posted on the bulletin board in the main hallway of the Municipal Building on November 10, 2022; and notice was filed with the Township Clerk on November 10, 2022.

Roll Call

Answering present to the roll call were Committeewoman Ewald, Committeeman Lois, Deputy Mayor Hamilton and Mayor Felice.

Committeewoman Fondaco was absent.

Deputy Mayor Hamilton participated via Zoom.

Executive Session

RESOLUTION 2022-P-17

**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 –Shared Services Agreements
 - b. Collective Bargaining Agreement – Teamsters
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 2022-P-17 to enter Executive Session at 6:33 PM. Committeewoman Fondaco seconded the motion.

Roll call: Committeewoman Ewald, Aye; Committeewoman Fondaco, Absent; Committeeman Lois, Aye; Deputy Mayor Hamilton, Aye; Mayor Felice, Aye.

The Township Committee returned to Public Session at 7:36 PM.

Mayor Felice led the Flag Salute.

Mayor's Statement

Mayor Felice congratulated Committeewoman Ewald and Mike Choi on their recent election to the Township Committee. She acknowledged Dawn Flynn and Ron Rubino for having run for

office. Mayor Felice also reported that Nick Nikolopoulos has been appointed to the Planning Board.

Hearing of Citizens

Mayor Felice asked if any written comments had been received. The Township Clerk reported that none had been received.

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

Reports

Construction

There were not any questions on the report from the Construction Official.

Engineering

Engineer Ruschke addressed change orders for recent paving projects on Noe Avenue and in the Fairmount Avenue neighborhood. He said that such projects are based on as built pricing, and the amount of asphalt needed exceeded the amount estimated. There was also a reduction in the cost of the work done by Denville Line Striping.

Committeeman Lois asked about paving on Southern Boulevard. Engineer Ruschke said that he has not received any official notification, but he anticipates it will be pushed to the spring. Administrator Shehady said it was delayed due to water main repairs.

Engineer Ruschke addressed a second amendment to the development agreement with Fenix I & Fenix II for the Highgate at Chatham project. The amendment relates to reimbursement to the Township for providing snow plowing services when the developer fails to perform plowing. Engineer Ruschke also addressed the outstanding work at the site and noted that the lots were sold to other builders.

Committeeman Lois asked if Engineer Ruschke had been asked to look into the intersection of Fairmont Ave and Mountainview Road. Administrator Shehady said that he and Chief Miller have been working on that matter. Committeeman Lois asked about a review of parking lots. Engineer Ruschke said he has not been directed to review them.

Committeewoman Ewald asked about the 2016 Shunpike Road Sidewalk Project public hearing. Engineer Ruschke said there will be notification to affected residents. Administrator Shehady noted that the date may change due to a Planning Board meeting that was scheduled for the same night. Engineer Ruschke also provided an update on the Infiltration & Inflow Study and said that there needs to be a soaking rain for the work to be done.

Committeeman Lois asked if the Infiltration & Inflow Study is part of the operational costs associated with managing and treating stormwater runoff. Engineer Ruschke said that the stormwater system and the sanitary sewer system are separate systems.

Engineer Ruschke addressed the roof repairs for the WPC Plant, and a resolution will be needed to award a contract to the Bergen County Co-Op for the work to be done.

Finance

Administrator Shehady said that budget transfers are anticipated, and a bond ordinance is needed in connection with the construction of affordable housing at 522 Southern Boulevard.

Committeeman Lois asked why the Township would go out to bond for the \$2 million for the Affordable Housing construction. Administrator Shehady said that the Township does not have the \$2 million on hand in the development fee trust fund. Mrs. King said that the ordinance will be bond anticipation notes, and she addressed the down payment. Administrator Shehady noted that the Spending Plan would need to be amended to draw money from the trust fund for this

purpose. Committeeman Lois asked why the Township would proceed to meet its obligations before the Spending Plan is updated. Administrator Shehady said that the Spending Plan will be updated to meet the realities of the development trust fund. Committeeman Lois expressed concern about issuing BANs without a long-term plan. Mrs. King explained that BANs are issued as a short term financing that may be able to be paid off before it is converted to long-term financing. Committeeman Lois suggested using capital fund surpluses. Mrs. King said those surpluses will be used for next year's capital projects, and the affordable housing debt will be paid through the development fee trust. Committeeman Lois suggested that the Finance Committee meet to discuss this matter. Administrator Shehady said the Finance Committee can meet, however an ordinance would be needed to repurpose the funds from other ordinances, and it is cleaner to have the bond ordinance to fund the \$2 million and repay the debt through the development fee trust. Committeeman Lois suggested reappropriating funds from the Library Capital Ordinance. Mr. King noted that there is a danger of litigation and a loss of tax credits if the Township does not bond for the \$2 million. Mayor Felice said that the ordinance should be on the next agenda for introduction.

Administrator Shehady provided an overview of the Township's Best Practices Inventory checklist. Committeeman Lois asked about the figures given for line 52. Mrs. King said the numbers are based on the numbers Public Works uses for street sweeping, man hours and equipment rental for stormwater management. Committeeman Lois asked about including the Inflow & Infiltration study in those numbers. Administrator Shehady said that the I&I study affects the sanitary sewer system. Committeeman Lois asked about electric vehicle charging stations. Administrator Shehady gave an update. He also said there will be no cost of operation. Administrator Shehady stated that it is unknown what type of revenue will be generated.

Police Department

Chief Miller reported that there were not any cars stolen in October. He also reported on a grant application for plate readers. Chief Miller requested that towing fees be increased, as they have not been increased since 2005. He also stated that there are problems with stopping and standing on Lenape Trail, and he would like to see the restrictions that are in effect on the south side to be applied to the north side. Committeewoman Ewald asked about the hours. Chief Miller requested that the parking regulations be in effect from 8:00 AM to 4:00 PM. He further asked that Southern Boulevard be a No Parking Zone in the vicinity of the Police Department, and the request will need to be forwarded to the County.

Deputy Mayor Hamilton asked about the increase in vehicle stops. Chief Miller said that is impacted by the Police Department being up to full force and the traffic levels in Chatham Township increasing. Committeewoman Ewald asked about trends in traffic accidents. Chief Miller said there are not any particular hot spots.

Public Works

Committeeman Lois asked about war memorial signage at the corner of Buxton Road. Mr. Young indicated it is not maintained by DPW. Committeeman Lois asked about winterizing the bathrooms at Shunpike Field. Mr. Young said those bathrooms are closed during winter due to a lack of heat. Committeeman Lois suggested electric heaters be used.

Committeeman Lois asked about repairs to the pool wall at Colony Pool. Mr. Young described the repairs which were performed. Committeeman Lois asked how the unanticipated work was funded. Administrator Shehady indicated that there is tracking for when DPW laborers are working on projects that can be charged to Open Space. Mr. Young stated said information is loaded into PrimePoint.

Committeeman Lois asked about Open Space signage. Mayor Felice said it is on hold.

Recreation

Committeeman Lois asked about staffing for Colony Pool. Mr. McCann said that he will start by contacting staff from the past season to see who wants to come back. Committeeman Lois asked about the salary ordinance in relation to the organizational chart and questioned why certain positions were included in the ordinance. Mr. McCann said that he did not have an organization

chart for Colony Pool. Administrator Shehady said that the salary ordinance was designed to be all encompassing.

Tax Collector

Committeewoman Ewald asked if there is a need to add to the reserve for uncollected taxes. Administrator Shehady said that will be dealt with as part of the 2023 budget process, and there may be a need to add to the cushion.

Administration

Regarding the block party ordinance, Attorney King said that some municipalities have a one page application form, and no fee is charged. The ordinance under review by the Township is more comprehensive than what he has seen elsewhere.

Committeewoman Ewald said she would want any ordinance to be resident-friendly. Administrator Shehady expressed the interest in requiring insurance for rides and making sure Board of Health licenses are sought for food vendors. Deputy Mayor Hamilton suggested defining what constitutes a block party. Administrator Shehady said that he wanted to codify the application. The consensus of the Township Committee was to have block parties handled administratively, and an ordinance can be considered in the future if needed.

Committeewoman Ewald said that she would like to have a Pay-to-Play ordinance considered to be sure that the best candidates are selected without political influence. Mayor Felice said she is reluctant to have the Township limit options for professional services. Administrator Shehady said that pay-to-play ordinances are usually a gesture and there are measures that donors can take to work around such an ordinance. The Township Clerk noted that there are already State regulations in effect.

Clerk

Regarding a draft ordinance for film permits, Committeeman Lois expressed disinterest in regulating filming on private lands. The Clerk cited the impact on neighbors when filming occurs on private land. Committeewoman Ewald asked about fees for use of public land. The Clerk indicated that would be a separate ordinance from an ordinance regarding film permits. Having a threshold for which film permits would be required was discussed, and Committeeman Lois suggested that feature films with a budget less than \$100,000 and episodic filming with budgets less than \$25,000 be exempted. A draft ordinance will be considered at the next meeting.

Meeting dates for 2023 were presented for consideration. The Reorganization meeting was previously scheduled for January 3rd. Some modifications were made to the proposed schedule, and the final schedule will be approved at the Reorganization meeting.

Hearing of Citizens

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

Committeewoman Ewald moved to adjourn at 9:43 PM. Committeeman Lois seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk