



**TOWNSHIP COMMITTEE  
TOWNSHIP OF MENDHAM  
August 28, 2018  
Minutes of Regular Session 7:30 PM**

**1. ROLL CALL:**

Mr. Cioppettini	Present
Ms. Duarte	Present
Mr. Gisser	Present
Ms. Neibart	Absent
Mayor Diegnan	Present

Also present:

Ms. Bonanno, Township Administrator  
John Mills, Township Attorney  
Maria Coppinger, Township Clerk

**2. SALUTE TO THE FLAG**

**3. STATEMENT OF ADEQUATE NOTICE:**

Adequate Notice of this meeting of the Township Committee of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the, Observer Tribune and Daily Record on January 4, 2018. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

**4. PROCLAMATION**

None

**5. ANNOUNCEMENTS/REPORTS**

**Mayor Diegnan made the following announcements:**

- Schiff Nature Preserve Gala is scheduled for September 29, 2018
- Mendham Rotary Club is accepting donations for Africa Surgery
- Brookside Engine Company Annual Family Clam Bake is scheduled for September 8, 2018
- Mendham Township Library shredding event is scheduled for September 15, 2018
- Board of Health is hosting a flu clinic on 9/26 (morning clinic) and 9/27 (evening clinic)
- Mendham High School opening football game is schedule for September 1, 2018
- Welcomed all the students back to school and asked everyone to drive safely

- Commended several police officers of the Mendham Township Police Department for their involvement in two significant arrests

**Ms. Duarte made the following announcements:**

- September is National Recovering Month and several community events have been scheduled throughout the county - Mental Health and Wellness Expo scheduled for 9/8 in Morristown and Morris County Library has several Stigma Free events scheduled
- Morris County Remembers 9/11 Service hosted by the Morris County Freeholders is scheduled for Sunday, Sept. 9<sup>th</sup>

**Mr. Cioppettini made the following announcement:**

- 6<sup>th</sup> Annual Mendham Community 1st Responders Golf Outing is scheduled for September 24, 2018

**Mr. Gisser made the following announcement:**

- The Electronic Recycling Program is off to a great start and reminded the public of the hours and days that the program is available

**6. OPEN TO THE PUBLIC ON AGENDA ITEMS**

Mayor Diegnan opened the meeting to the public for questions/comments on agenda items. Seeing no hands and hearing no voices, Mayor Diegnan closed the meeting to the public.

**7. RESOLUTIONS**

**2018-143** Resolution of the Township Committee of the Township of Mendham Appointing Russell Heiney to the Position of Acting Plumbing Subcode Official / Plumbing Inspector

**Mr. Cioppettini moved. Mr. Gisser seconded**

**Roll call vote: All members present voted to approve.**

**2018-144** Resolution of the Township Committee of the Township of Mendham Appointing Chiara Becchi to the Tree Protection Committee

**Ms. Duarte moved. Mr. Gisser seconded**

Mr. Gisser suggested having the name of the Tree Protection Committee updated to either Tree Management or Tree Stewardship. He is thrilled that residents want to volunteers. Ms. Duarte encouraged the committee to fill the open positions with interested volunteers.

**Roll call vote: All members present voted to approve.**

**2018-145** Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Non-Fair and Open Contract for Purchase of Three (3) Rear Garage Doors for the Department of Public

**Mr. Gisser moved. Ms. Duarte seconded**

**Roll call vote: All members present voted to approve.**

**2018-146** Resolution of The Township Committee of The Township of Mendham Approving Issuance of Social Affair Permit For Mendham Borough Police Benevolent Association (PBA) #384 / Mendham Township Police Benevolent Association (PBA) #402

**Ms. Duarte moved. Mr. Cioppettini seconded**

**Roll call vote: All members present voted to approve.**

**2018-147** Resolution for the Township Committee of the Township of Mendham Authorizing the Payment of Bills

**Mr. Gisser moved. Ms. Duarte seconded**

Ms. Duarte was happy to see the awarding of the Patriots Community College Scholarship which has continued through the current Recreation Committee and the payment of bill for the Ralston Playground. Ms. Duarte thanked the community for their fundraising efforts.

**Roll call vote: All members present voted to approve.**

## **8. ORDINANCES FOR INTRODUCTION**

**14-2018** Amended Introduction: An Ordinance of the Township of Mendham Amending Chapter 21 Section 2.2 'Zoning Map'

**Mr. Gisser moved. Mr. Cioppettini seconded**

Mayor Diegnan noted that is an amendment to the ordinance that was introduced at the last meeting in respect to the whole 12 acres at Pitney Farm. After the introduction, additional input was received from professionals who suggested that the more appropriate zone would be R rather than CR-2. This change was confirmed with the Planning Board Attorney and the Township Planner to make sure it is in accordance with the required statues and laws. The public hearing/adoption is scheduled for October 9, 2018.

**Roll call vote: All members present voted to approve.**

**15-2018** An Ordinance of the Township of Mendham Amending Chapter 21 Section 2.2 'Zoning Map'

**Mr. Gisser moved. Mr. Cioppettini seconded**

It was recommended by several planning board officials that the zoning request from the developers should be reviewed by the Township Committee to change the zoning via ordinance. Discussion continued on the process. The public hearing/adoption is scheduled for October 9, 2018.

**Roll call vote: All members present voted to approve.**

## **9. DISCUSSION/PRESENTATIONS**

**Tree Management – Brian Hays, Tree Protection Committee**

Mr. Hays provided a presentation on Ash Disease Update – presentation attached.

**Brookside Beach - Steve Eisenstein, Recreation Director**

Mr. Eisenstein presented a final report on the 2018 season at Brookside Beach which is attached. The attached report is amended to reflect the day to day total which was original presented as \$20.00 to \$88.50. Mr. Eisenstein made suggestions on how to improve the beach and water quality. Mayor Diegnan commended Mr. Eisenstein for thinking outside the box. Mr. Eisenstein was instructed to come back to the Township Committee with a plan on dredging and ideas on how to improve attendance.

### **Student Representatives**

Mayor Diegnan mentioned that an ordinance was introduced to appoint student representatives to the Historic Preservation, Recreation and Environmental Committee. Mr. Gisser suggested waiting on student appointments until after the start of the new school year, which gives students the opportunity to submit their resume or letter of interest. Mayor Diegnan noted that a letter with the ordinance should be sent to the schools.

Mr. Gisser attended a meeting on the sewer east project. He is comfortable that we are going to have a very efficient and well-running treatment plan.

Ms. Duarte made several comments on the following:

- waiting on Cit-e-net to provide a mock up to the township's website
- a request to create a permanent Communication Advisory Committee was requested
- a definition on the Stigma Free Initiative was provided – they are planning a workshop or a guest speaker. The installation of signs at the entrance of the township and decals was suggested to bring awareness. Creating a webpage on the initiative for resources as well as a partnership with the Municipal Alliance was suggested.
- Historic Preservation Committee took a field trip to look at several sites and they reviewed the poles for cell service to make sure they were consistent with the look of the township

Mayor Diegnan announced publicly that his letter on the goals that he set, at the beginning of the year, and how they are being reached is available. The Mayor's letter is attached to the minutes.

**10. OPEN TO THE PUBLIC – Ms. Duarte moved. Mr. Gisser seconded. All members present voted in favor to open the meeting to public.**

Patricia Zimmerman –commented on the small cell wireless report and suggested an ordinance on the installation of cell service poles.

Stan Gorski – suggested a formal recognition of all the officers involved in the recent arrests.

Rimma Nielsen – President of Woodland Lake Inc. - commented that the Woodland Lake Community is not opposed to having the development on Shores Road. However, the township should consider some of the issues that would impact the existing neighborhood versus new development in the township. She mentioned the Shores Road is a very narrow road and the development would cause additional traffic and invasion of privacy. They have been in communication with the builders who they hope will take into consideration their concerns. Mayor Diegnan noted that those issues are reviewed when the developer submits the application to the planning board and encouraged the community to attend those meetings.

Susan Browse – she is concerned that, about two years ago, the Planning Board found the rezoning of Pitney Farm inconsistent with the Master Plan. She finds it a bit odd that the head of the Master Plan reconfiguration, Mr. Tolley, is suggesting that it is a dynamic document that people can go against at any time they want. She expressed that the rezoning is inconsistent and feels that the review of the Master Plan should be completed and presented to the committee before votes on the planning board, that have been previously inconsistent, be taken. Mayor Diegnan explained that the Master Plan is updated every 10 years (approximately) and it does not prohibit a re-zoning ordinance to be introduced during the review process.

She commented that Friends of Pitney Farm (FOPF), in working with the developers of the Melillo Equities, have expressed an interest in bidding on the Pitney Farm property. FOPF met with representatives of Open Space and Green Acres and they have provided their support, if the property is rehabilitated and the existing buildings are returned to its original use (rental units). They would look favorably upon access off Cold Hill Road as long as the Township is in support of it. FOPF and Melillo Equities are hoping the township will consider the positive of returning the property to its original use, having the access off Cold Hill Road and also giving the town a community center in rehabilitating the old farm house. They would like the opportunity to present a proposal to the Township Committee. She was instructed to reach out to the business administrator.

Trish O'Brien – excited about the (Ralston) playground which is in the final stretch of being completed. She also excited about the beach and she hope they (recreation committee) can convince the township committee that it is a great idea to keep it open. She expressed that it is great that there is a Pitney Farms Task Force however she is disappointment that a resident who has expressed interest in Pitney Farms was not appointed to the task force. Mayor Diegnan responded with his reasons for not appointing the resident to the task force. Discussion continued on the process to appoint volunteers.

Michael Merritt – Mountainside Road – expressed that there are 5 individuals on the committee, each have their opinions and points of views. He is glad to see, instead of everyone adhering to a party line, that there are differences of opinions being aired. He hopes he hears more of it and hopes it is encouraged and respected rather than criticized as somehow inappropriate for not getting being the consensus.

Diana Orban Brown – Ironia Road - as deputy chair on the Pitney Task Force, she reached out to the individual who was not appointed to the task force and noted that they had a cordial exchange of emails. Mrs. Orban Brown suggested keeping the individual in mind for future opportunities.

Ryan Guthrie – 28 Cold Hill Road – suggested having the public comments (hearing persons present) moved/added to the beginning of the meeting. Thanked anyone who is trying to get millennials involved in committees. He suggested having a morning swimming group at the beach. He commented on the rezoning of the Pitney Farm property noting that there are some good land use case studies (Gallo vs Lawrence Township). He suggested that the committee owes Ms. Duarte an apology for trying to bring things to become more transparent.

Motion made to close the public portion of the meeting:

Mr. Cioppetini moved. Mr. Gisser seconded.

All members present voted to close the public section.

Motion made to enter into executive session:

Mr. Gisser moved. Mr. Cioppettini seconded.

All members present voted to enter into executive session.

## 11. ADJOURN

Respectfully Submitted,

Maria Coppinger  
Township Clerk

Distributed: 9/28/18

Approved: 10/9/18