



**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
December 14, 2015 – 7:30 p.m.**

ROLL CALL:

Mr. Cioppettini	Present
Mrs. Orban Brown	Present
Mrs. Thomas	Present
Mr. Tolley	Present
Mayor Baumann	Present

SALUTE TO THE FLAG

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 Daily Record, Observer Tribune and the Star Ledger on January 6, 2015. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk. Official action may be taken.

RECAP ON POST EXECUTIVE SESSION - Deputy Mayor Cioppettini stated the Committee had a number of actions that occurred and would be talked about during the meeting.

COMMITTEE REPORTS

Finance – Mr. Tolley announced that the Township was able to retain their AAA Bond Rating. He also said the key was to focus on the reserve accounts and to check that the budgetary process is in place. A major rebonding on debts was finalized last week and Mr. Tolley asked that Mr. Gisser explain it. Mr. Gisser stated a minimum of 3% present value and the rebonding came in at 5.4 % with a \$470,000 savings.

Recreation – Mrs. Thomas told the committee the ski club is up and running and bus trips are planned

Sewer East – Mr. Cioppettini announce he met with the Drakewick residents and they are moving forward wo work together and possibly find a third party to own and run the plant.

ANNOUNCEMENTS

Mayor Baumann introduced the new Administrator, Debbie Bonanno and new CFO, Karen Fornaro and expressed his excitement on the new hires.

Generator Grant- Mrs. Zichelli reported we were successful in getting a Grant to get three generators and more information such as cost and actual amount of the grant will be known for a future meeting.

HEARING PERSONS PRESENT

Warren Gisser, 39 West Main Street, expressed his concern regarding the Pitney property and is the Friends of Pitney really the best use of the Township's money.

Brian Boden, 41 Walsingham Drive, expressed his concern that the Town may choose to demolish the historical buildings on the Pitney property and does not agree with the resolution to override the Master Plan.

Michael Wu, Sheldon Road, also expressed his concerns regarding the Pitney property

Jane MacNeil, 31 Brookside Road, asked the Committee to table the resolution concerning the Master Plan and talk to the Friends of Pitney first.

Jamie Kinsel, 7 Coombs Hollow, also asked to Table resolution

Taso Konidaris, 6 Ballentine rd— notes attached

Joe Miranda, 4 Shelton Road, feels the committee is only hearing one side of the township's feeling and hope they will vote for the rezoning.

Nick Monahan, 20 West Main Street, requests the process for Pitney be transparent and open to the public as well as doing the right thing for the whole town and not just a small group.

Jim Edenbach, 27 Ballantine Road, shared the results of a survey taken relating to uses of the Pitney Property. Notes attached.

Joe Miranda, 4 Shelton Road, stated his feelings of wanting to keep the Pitney property as a residential area.

NEW BUSINESS

RESOLUTION 2015-152

SETTING FORTH REASONS SUPPORTING THE REZONING OF LOT 1, BLOCK 131.01 (THE PITNEY PROPERTY) FROM THE R-2 RESIDENTIAL ZONE TO THE R RESIDENTIAL ZONE

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas

A roll call vote was taken:

Ayes: Thomas, Tolley, Baumann

Nayes: Cioppettini, Orban Brown,

Abstain: none

Absent: none

ORDINANCES FOR SECOND READING

ORDINANCE 2015-6

AMENDING CHAPTER 21 SECTION 2.2 'ZONING MAP'

Ordinance 6-2015 was introduced and passed on first reading on September 8th and went before the Planning Board on November 16th.

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas.

Mrs. Orban Brown stated it was premature to pass this ordinance and it should wait until someone comes forward wanting to develop the property, while Mrs. Thomas disagreed

with it being premature. Mrs. Thomas believes the rezoning should be in place to be ready.

Mayor Baumann acknowledged that the Master Plan was given a considerable amount of thought and the Mayor

A roll call vote was taken:

Ayes: Thomas, Tolley

Nayes: Cioppettini, Orban Brown, Baumann

Abstain: none

Absent: none

ORDINANCE 2015-14

AN ORDINANCE OF THE TOWNSHIP OF MENDHAM PROVIDING THE IMPROVEMENTS TO THE THREE LEACHING FIELDS LOCATED AT THE MENDHAM EAST SEWER TREATMENT PLANT AND APPROPRIATING \$50,000 THEREFORE, FROM THE MENDHAM EAST CAPITAL IMPROVEMENT FUND

This ordinance was introduced on November 24, 2015

Mr. Tolley motioned that the ordinance be introduced, seconded by Mr. Cioppettini.

Mayor Baumann opened the discussion to the residents:

Brian Boden, 41 Walsingham Rd. had questions and concerns regarding the spending and operating of the Sewer East Treatment Plant.

Mr. Tolley explained the sewer plants are self-liquidating which means the residents pay the expenses and town has not done a good job in handling it. He stated the rates must be raised.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley

Nayes: none

Abstain: Baumann

Absent: none

RESOLUTIONS

RESOLUTION 2015-153

2015 BUDGET APPROPRIATION TRANSFER

This resolution was tabled at the November 24th meeting

Mr. Tolley motioned that the resolution be approved, seconded by Mr. Cioppettini.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley,

Nayes: none

Abstain: Baumann

Absent: none

RESOLUTION 2015-160

2015 BUDGET APPROPRIATION TRANSFER

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Orban Brown

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

**RESOLUTION 2015-161
MEMORIALIZED FROM 11/24 MEETING
AWARD OF CONTRACT TO LOHRMAN PROPERTY MANAGEMENT FOR
LEACHING FIELDS**

Mrs. Orban Brown motioned that the resolution be approved, seconded by Mr. Tolley.
A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley,
Nayes: none
Abstain: Baumann
Absent: none

**RESOLUTION 2015-162
MEMORIALIZED FROM 11/24 MEETING
AWARD OF CONTRACT TO WICKLOW LANDSCAPING FOR SNOW PLOWING OF
2015-2016 SEASON**

Mr. Cioppettini motioned that the resolution be approved, seconded by Mrs. Orban Brown

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann
Nayes: none
Abstain: none
Absent: none

**RESOLUTION 2015-163
APPOINTING MEMBER TO TOWNSHIP BOARD OF HEALTH**

Mr. Cioppettini motioned that the resolution be approved, seconded by Mrs. Thomas.
A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann
Nayes: none
Abstain: none
Absent: none

**RESOLUTION 2015-164
TRAVEL, BUSINESS MEETING AND MEALS EXPENSE POLICY**

Mrs. Orban Brown motioned that the resolution be approved, seconded by Mr. Cioppettini.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann
Nayes: none
Abstain: none
Absent: none

**RESOLUTION 2015-165
AUTHORIZATION OF SIGNATURES**

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Orban Brown. After some discussion the resolution was verbally amended to read signature stamps are not allowed and there should be at least one member of the Committee and one authorized staff member to sign checks.

The makers of the motion, Mr. Tolley and Mrs. Orban Brown accept the amendment to the resolution.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

RESOLUTION 2015-166

AUTHORIZING THE CANCELLATION OF SMALL BALANCES ON TAX AND SEWER UTILITY ACCOUNTS FOR THE YEAR ENDING 12/31/15

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas.

The Committee asked to Table this resolution until Rebecca Roth, the Tax Collector can give an explanation.

A roll call vote was taken:

Ayes: none

Nayes: Cioppettini, Orban Brown, Thomas, Tolley

Abstain: Baumann

Absent: none

RESOLUTION 2015-155

AMENDED FROM NOVEMBER 24, 2015 MEETING

AUTHORIZING REFUND OF OVERPAYMENT OF TAXES DUE TO NJ STATE TAX COURT JUDGMENT

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

RESOLUTION 2015-167

AUTHORIZING REFUND OF OVERPAYMENT OF TAXES DUE TO NJ STATE TAX COURT JUDGMENT

Mr. Tolley motioned that the resolution be approved, seconded by Mr. Cioppettini.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

RESOLUTION 2015-168

AUTHORIZING ASSIGNMENT OF MUNICIPAL LIEN

Mrs. Thomas motioned that the resolution be approved, seconded by Mrs. Orban Brown.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

RESOLUTION 2015-169

AUTHORIZING PAYMENT OF BILLS

Mrs. Orban Brown motioned that the resolution be approved, seconded by Mr. Tolley.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

DISCUSSION

Mendham Sewer East and West

Mr. Tolley stated that Mr. Cioppettini spoke with the residents of Sewer East and they are aware of a proposed 7.5 % and although Mr. Tolley has not met with Mendham West, their rate increases are proposed at 12.5 %.

Mr. Mills introduced an ordinance 2015-15 for Mendham Sewer East rate increases of 7.5% to be effective January 1, 2016 and called for a motion. Mr. Tolley made a motion, with Mrs. Orban Brown seconding it. Mr. Mills stated the second reading would be on December 29, 2015. A roll call with all ayes.

After much discussion concerning Mendham West, it was proposed to increase the rates for Mendham West to 12.5 %.

Mr. Mills introduced an ordinance 2015-16 for Mendham Sewer West rate increases of 12.5% to be effective January 1, 2016 and called for a motion. Mr. Tolley made a motion, with Mrs. Orban Brown seconding it. Mr. Mills stated the second reading would be on December 29, 2015.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Tolley

Nayes: Thomas

Abstain: Baumann

Absent: none

PRESENTATION

FRIENDS OF PITNEY BUSINESS PLAN – report attached

HEARING PERSONS PRESENT

David Bowen, 10 Washington Valley Rd, said he did not think buffering would be a problem on the Pitney property as some had stated.

Brian Boden, 41 Walsingham Rd, believes that once Friends of Pitney renovate/develop, most residents will be happy with it, although they have objections now.

Amalia Duarte, 22 Brockden Drive, commended the Friends of Pitney for all their time and hard work.

Ray Plodkowski, 2 Briarwood Lane, expressed his many concerns regarding the friends of Pitney taking over; accountability, bookkeeping, financial shortfalls, insurance, and contingency plan.

Caroline Jacobus, 150 Mendham Rd East, disagree with the comparison of Harding Township and Mendham Township.

Patricia Zimmerman, 3 West Main Street, asked if there would be a manager of the Pitney project and encouraged the Committee to think more on the matter.

Bob Wowk, 12 Cooper Road, stated he does not understand how the votes for the rezoning could go two different ways.

Taso Konidaris, 6 Ballentine rd, gave many reasons why Friends of Pitney should not be able to develop the property; large parking lot, noise, financial.

Patricia Zimmerman, 3 West Main Street, expressed her concerns for the town if the plans Friends of Pitney have do not work out, in regards to a renter/landlord situation.

Warren Gisser, 39 East Main Street, asked the Committee to move on and stop the endless debating to get things done.

Richard Cotter, 9 Cooper Rd., asked that the Committee not make a decision regarding Pitney based on a "not in my backyard" sentiment.

RESOLUTION 2015-170

AUTHORIZING DISCUSSION WITHOUT THE PRESENCE OF THE PUBLIC

Mrs. Orban Brown motioned that the resolution be approved, seconded by Mr. Tolley.

A roll call vote was taken:

Ayes: Cioppettini, Orban Brown, Thomas, Tolley, Baumann

Nayes: none

Abstain: none

Absent: none

EXECUTIVE SESSION

Personnel and Contracts

ADJOURNMENT

The Township Committee meeting went into Executive Session at 11:50 PM, which then recessed back to open session at 12:30 AM, whereupon a motion to adjourn was passed.

Respectfully Submitted,



Mary Beth Zichelli

Township Clerk