

TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
FEBRUARY 25, 2014

Mayor Thomas called the meeting to order at 7:30 p.m., Township Hall, Brookside, New Jersey.

ROLL CALL:

Mr. Baumann	Present
Mr. Merkt	Present
Mr. Strobel	Present
Mr. Tolley	Present
Mayor Thomas	Present

Also Present: John M. Mills, III, Esq., Township Attorney
Stephen Mountain, Township Administrator
Kathleen Potter, Township Clerk

SALUTE TO THE FLAG

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 7, 2014. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

RECAP ON POST EXECUTIVE SESSION ACTIONS

There was no executive session at the previous meeting.

PRESENTATION

Pitney Farm Public Purpose Committee (PFPPSC)

Chair Omie Ryan, Doug Kris and Erik Sletteland presented on behalf of the PFPPSC. Ms. Ryan reviewed the purpose of the study and the members of the PFPPSC. There are three pro-bono consultants, including Gensler Architects, Bohler Civil Engineers, and Michael Graves and Associates. Ms. Ryan explained that the group is split into three subcommittees; planning, finance and outreach.

Mr. Blood stated that the Planning Sub-committee distributed a facility needs questionnaire to Township organizations. The responses are being assessed based on compatibility with the site and ability to accommodate the proposed use.

Mr. Kris noted that the Finance Sub-committee is charged with identifying non-municipal funding strategies. Friends of Pitney Farm is now a non-profit organization that is awaiting decision on future use in order to continue fundraising. Funding strategies include community involvement, utilizing Ruotolo Associates as an outside funding counsel, and meeting with the

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Colonial Williamsburg Foundation to identify the historical significance of the property. Mr. Kris emphasized the importance of having the full support of the Township Committee.

Ms. Ryan stated that the Outreach Sub-committee helps contact various Township groups to gauge facility needs. Once there is a possible direction they will prepare for a public meeting to receive resident feedback.

Ms. Ryan reviewed the meeting schedule to demonstrate what has been accomplished and the goals for the next few months. Ms. Ryan verified that comments have been received from all the Township groups.

Mr. Merkt expressed thanks to the Committee for approaching the manner professionally and seriously. Having a concept plan laid out is critical to the success of the property.

Mr. Tolley felt that it was appropriate timing for the group to receive public input. Mr. Baumann stated that the future of the property is ultimately the public's decision and he looked forward to hearing their input.

The meeting was open to the public.

Bob Wowk, 12 Cooper Road

Mr. Wowk asked if residents have access to the property. Mr. Mountain stated that that the gate remains to protect the gardens from deer; however, residents can still access the property. A more welcoming sign will be installed, as well as signs indicating the open space areas. The risk manager has surveyed the area and the property is fully insured.

Glen Thompson, 5 Hope Farm Road

On behalf of the Hexagon Players Mr. Thompson thanked the PFPPSC for their hard work. He is looking forward to the outcome.

Patricia Zimmerman, West Main Street

Ms. Zimmerman proposed leaving the property as is until an outstanding use arises. Mr. Mountain stated that the financial structure currently uses rental agreements to fund the maintenance of the property; however, this arrangement does not provide for funding aggressive capital improvements or updates. After two or three years the facilities will require attention. He noted that long-term maintenance is difficult to plan if there is no direction. It was verified that there are currently no major improvements needed.

When asked about debt service, Mr. Mountain stated that collected rent is only funding ongoing maintenance. Debt is being paid off through the general fund and open space funds. Mr. Merkt noted that the property needs to be self-sustaining and not burden taxpayers. Mr. Baumann noted that the PFPPSC has made tremendous progress.

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Bonnie Mangold, Pitney Drive

Ms. Mangold asked if the final decision will be made by the Township Committee or through a public vote. Mayor Thomas answered that there is no process currently in place and acknowledged that public feedback is crucial. Mr. Merkt agreed that resident approval is needed in order to find success.

It was noted that the barn would cost a significant amount to restore. Ms. Ryan stated that the barn is still under consideration. While some groups have a vision to restore the barn, the Finance Sub-committee must also consider possible funds for restoration.

Mr. Merkt questioned if the report will set priorities. Ms. Ryan stated that the group is waiting to have a final outcome to see if it's necessary to prioritize. There was discussion regarding costs associated with renovations. Mr. Mountain stated that the final report will present information that will aid the Committee's decision to move forward, but will not be a final set of detailed plans.

Jim Freemyer, 9 Ballentine Road

Mr. Freemyer questioned if there is a popular use for the property. He also asked the Committee's preference for the property. Ms. Ryan stated that they will be reviewing the submissions on Saturday. They are making an effort to consider all recommendations at once. Mr. Baumann noted that the purpose of the PFPPSC is to identify possibilities and the Committee members wish to keep an open mind. Mr. Merkt agreed that, while the members may have preconceptions of what may work on the property, they don't want to curtail any considerations.

Mr. Freemyer asked if any community needs have been identified. It was noted that the PFPPSC is considering both the space and the needs of the community.

Jim Medenboch, 27 Ballentine Road

As president of Pitney Farm Estates Homeowners Association, Mr. Medenboch presented the results of a neighborhood survey and outlined the residents' preferences. The least desirable uses were a police department, town hall and DPW site. The most popular uses were a museum to display artifacts and restoration of the gardens.

Bob Jefferson, Mendham Borough

As a member of the Mendham Borough Historical Society, Mr. Jefferson noted that proper archival space is needed.

Russ McCabe, 16 Carriage Hill

Mr. McCabe recommended that the report include approximate costs for changes and restoration. He also suggested that the Township has a detailed plan on how to utilize a space before purchasing any further properties.

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Mr. Strobel stated that it is important to examine the operating fund, especially if there is no core municipal use. The Township budget does not allow operation on a grand scale. Mr. Kris detailed the intention to place part of the fundraising proceeds into an endowment trust, which will be used for future maintenance.

Norm Preston, Main Street

Mr. Preston noted a 2011 study outlining the needed repairs to the property. With an estimate of over \$600,000.00 Mr. Preston noted that further deterioration should be prevented.

There being no further comments, hearing persons present was closed.

APPROVAL OF MINUTES

Mayor Thomas called for a motion to move the special meeting minutes from January 28, 2014. Mr. Merkt so moved and Mr. Tolley seconded. All members voted to approve, except Mr. Strobel and Mayor Thomas abstained.

Mayor Thomas called for a motion to move the special meeting minutes from February 1, 2014. Mr. Merkt so moved and Mr. Strobel seconded. All members voted to approve.

Mayor Thomas called for a motion to move the special meeting minutes from February 15, 2014. Mr. Merkt so moved and Mr. Baumann seconded. All members voted to approve.

Mayor Thomas called for a motion to move the special meeting minutes from February 18, 2014. Mr. Strobel so moved and Mr. Merkt seconded. All members voted to approve.

Mayor Thomas called for a motion to move the regular meeting minutes from February 10, 2014. Mr. Strobel so moved and Mr. Merkt seconded. All members voted to approve, except Mr. Baumann abstained.

DISCUSSION

Freeholder Meeting Request

There was agreement amongst the Committee that hosting the meeting on September 22, 2014 would be a positive experience.

Mayor Thomas announced that the County will be milling and resurfacing the roads. She also provided contact information for reporting potholes on County roads. There was a brief discussion regarding County road striping. Mayor Thomas encouraged residents to continue donating to the Chester Food Bank.

Due to dangerous pedestrian conditions on Main Street, the residents want to form a citizen's safety group to address their safety concerns. They already have suggestions on how to make the street and post office safer for pedestrians.

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COMMITTEE REPORTS

Mayor Thomas reported that discussions with Harding Township regarding shared services have been positive and constructive. There will be further examination of possible shared services.

Mr. Tolley noted that the budget process continues and it is proving to be a difficult year since the tax base continues to shrink. There was discussion regarding the impact of the tough winter on the budget.

Mayor Thomas announced that there are still tickets remaining for the Philadelphia Flower Show bus trip on March 9, 2014. The Mendies are on March 7, 2014.

HEARING PERSONS PRESENT

Diana Orban Brown, Ironia Road

Ms. Brown stated that the DPW has done an outstanding job keeping the roads clear. She recommended that the Pitney Farm presentation be posted on the website.

ANNOUNCEMENTS

None

NEW BUSINESS

Ordinance Introduction

ORDINANCE 1-2014

AN ORDINANCE OF THE TOWNSHIP OF MENDHAM DELETING EXISTING
CHAPTER 7 SECTION 8 AND ADDING A NEW CHAPTER 7 SECTION 8
"TRAFFIC CONTROLS DURING CONSTRUCTION"

Mayor Thomas read the ordinance by title and called for a motion. Mr. Merkt so moved. Mr. Tolley seconded. Chief Crawford stated that the ordinance mandates that a plan to redirect traffic is needed when working on roadways. There was a brief discussion on fees. All members voted to approve. Second reading and public hearing scheduled for March 10, 2014.

Resolutions

RESOLUTION 2014-41

AUTHORIZING PAYMENT OF BILLS

Mayor Thomas read the resolution by title and called for a motion. Mr. Tolley so moved. Mr. Baumann seconded. All members voted to approve.

RESOLUTION 2014-42

APPOINTING SEASONAL EMPLOYEE TO THE DEPARTMENT
OF PUBLIC WORKS FOR THE PURPOSES OF SNOW REMOVAL

Mayor Thomas read the resolution by title and called for a motion. Mr. Merkt so moved. Mr. Tolley seconded. All members voted to approve.

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RESOLUTION 2014-43

APPROVING RAFFLE LICENSE

Mayor Thomas read the resolution by title and called for a motion. Mr. Strobel so moved. Mr. Merkt seconded. All members voted to approve.

RESOLUTION 2014-44

AUTHORIZING REFUND OF TAX OVERPAYMENT

Mayor Thomas read the resolution by title and called for a motion. Mr. Merkt so moved. Mr. Tolley seconded. All members voted to approve.

RESOLUTION 2014-45

AUTHORIZING TAX ADJUSTMENT

Mayor Thomas read the resolution by title and called for a motion. Mr. Strobel so moved. Mr. Merkt seconded. All members voted to approve.

RESOLUTION 2014-46

AUTHORIZING DISCUSSION WITHOUT THE PRESENCE OF THE PUBLIC

Matters pertaining to:

Litigation - 5 Thackery Lane Court Decision

Contracts - School Study Update

Conflict Engineer

Mendham East Wastewater Treatment Conversion Study

Mayor Thomas read the resolution by title and called for a motion. Mr. Tolley so moved. Mr. Merkt seconded. All members voted to approve.

DISCUSSION

No further discussion.

HEARING PERSONS PRESENT

There being no comments, hearing persons present was closed.

EXECUTIVE SESSION

The Committee entered executive session at 9:30 p.m.

The Committee returned from executive session at 10:00 p.m.

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RESOLUTION 2014-47

APPOINTING CONFLICT ENGINEER AND AUTHORIZING AGREEMENT WITH
STANLEY T. OMLAND OF OMLAND ENGINEERING ASSOCIATES, INC. FOR THE
PERIOD JANUARY 1, 2014 – DECEMBER 31, 2016

Mayor Thomas read the resolution by title and called for a motion. Mr. Baumann so moved. Mr. Strobel seconded. All members voted to approve.

RESOLUTION 2014-48

AWARD OF CONTRACT - MENDHAM EAST WASTE WATER TREATMENT
CONVERSION STUDY/ DESIGN

Mayor Thomas read the resolution by title and called for a motion. Mr. Merkt so moved. Mr. Tolley seconded. All members voted to approve.

ADJOURN

Upon a motion made and seconded the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Kathleen Potter, Township Clerk