

TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014

Mayor Thomas called the meeting to order at 6:30 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
Amey Upchurch, Interim 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 and June 18, 2014. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

PITNEY FARM TOURS

Mayor Thomas welcomed the residents to Pitney and stated that guides will be posted at various spots around the property to answer questions.

The meeting reconvened at 7:30 p.m.

RECAP ON POST EXECUTIVE SESSION ACTIONS – Mayor Thomas

There was no action taken.

PRESENTATION

West Morris High School District Budget

School District Superintendent Mackey Pendergrast discussed the following:

- Budget tax impact for 2014-15 is a 1.83% increase.
- Importance of the IB Program. 81% of juniors and seniors will be taking an IB course in the 2014-2015 school year.
- 22 AP courses are also available and students have the option to mix IB and AP classes.
- In the NJ School Performance Report Reading/ Writing and Math ranking improved.
- Redefined the learning experience for the “middle achiever” to create greater opportunities.

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

Business Administrator Doug Pechanec reviewed the following:

- West Morris Central is under capacity by 171 students and West Morris Mendham is over capacity by 61 students.
- Sources of decreases and increases in appropriations.
- Per pupil spending. The student teacher ratio is 11.3 at West Morris Central and 10.9 at West Morris Mendham with slightly higher spending at West Morris Central.

Mendham Township School Board Representative Jamie Button stated that he voted against the budget because of the unbalanced funding between the schools. His proposed budget amendment to shift funds to West Morris Mendham was not approved. Per pupil spending was reviewed. Mr. Button stated that class size should be decreased at West Morris Mendham and increased at West Morris Central in order to create a per pupil spending balance. He also wants to reinstate courtesy busing for all students.

Mr. Strobel noted that there are currently larger class sizes at West Morris Central and Mr. Button verified that he wanted to increase the class sizes to provide equal spending to both schools. Mr. Pendergrast added that the administration works to ensure that class sizes are similar.

The meeting was open to the public.

Rich Cotter, 9 Cooper Road

Mr. Cotter expressed concern that students are overworked, resulting in exhaustion and depression. Mr. Pendergrast stated that students have flexibility in scheduling and aren't required to participate in all AP or IB courses. He emphasized that there are many pathways through school. Mr. Button suggested a third party evaluation of the benefits and costs of the IB program.

Robert Hennelly, 2 Robert Road

Mr. Hennelly questioned the percentage of students that remain in college and agreed that the workload can be stressful. Mr. Pendergrast responded that the number of students who continue to sophomore year is around 86%.

Mr. Tolley requested that next year's presentation focus on the issue of disparity between the schools and possible solutions.

Hearing persons present was closed.

PITNEY REPORT PUBLIC HEARING

CFO Tim Day presented an overview of finances, including monthly expenses and revenue. It was noted that significant expenses are paid for through either the capital fund or as an

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

operating expense. Mr. Day confirmed that the current budget does not provide for expenses above the rental income.

Mayor Thomas stated that the Committee is utilizing various documents to examine the financial condition of the property.

The meeting was open to the public.

Gail Mooney, 10 Summit Road

Ms. Mooney appealed to the community to preserve history and think outside their checkbooks.

Ray Plodowski, 2 Briarwood Lane

Mr. Plodkowski stated that there is potential lead paint and asbestos remediation. He encouraged the Committee to have an "exit strategy" if needed.

Anastasio Konidaris, 6 Ballentine Road

Mr. Konidaris stated that it is not the Township's responsibility to maintain the Pitney history. While basic maintenance can be offset by rental income, there are a number of maintenance issues to account for. He reminded the Committee that the fence needs to be replaced or repaired in order to provide privacy to the neighbors.

Bonnie Lundberg, 180 Thomas Road, Mendham Borough

Ms. Mongold was in favor of preserving the property and its local history.

Matthew Martini, 2A Shelton Road

Mr. Martini expressed concern regarding the Farmers Market egress onto Shelton Road. He agreed that an exit strategy is needed and that there should be a time frame for a final decision.

Emily Hennelly, 2 Robert Road

As a small business owner, Ms. Hennelly stated that the Farmers Market has allowed her business to thrive. She requested to rent the greenhouse and she was directed to contact Mrs. Upchurch.

Jim Medenbach, 27 Ballentine Road

It was confirmed that the current members did not serve on the Committee when the property was purchased. He stated that while that Committee considered the purchase a worthwhile endeavor, there was never any set purpose for the property. He expressed concern that there is continual expense of public money and taxes, and suggested monetizing a portion of the property and preserving the remainder. Mr. Medenback stated that the uncertainty upsets the

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

neighboring residents. When residents purchased their properties there was no commercial activity taking place. He added that a large library is unnecessary due to technology.

Brian Boden, 41 Waslingham Road

Mr. Boden stated that a preservation report is needed to determine what can be done with the property. Historic registration may also be beneficial for receiving funds. Mr. Boden noted that Jockey Hollow was almost sold for development and is now the first historic national park.

Robert Hennelly, 2 Robert Road

It was clarified that there are three rental properties on the property. When the presence of underground tanks was questioned Mr. Merkt stated that the environmental issues are the least well defined. Mr. Hennelly asked if the Committee had limitations on selling due to the open space and Mr. Mills stated that a Green Acres expert should be retained to outline the available options.

Eric Sletteland, Bedminster

Mr. Sletteland stated that an underground tank was removed during the sale. The only remaining tank is in the courtyard. He added that Mrs. Pitney did not have living rights, but rather remained on the property when the Township did not move forward with development. He stated that the house was maintained, including a new roof. Mr. Sletteland offered his services to the town as well as access to professionals to provide estimates and repairs. He encouraged the Committee to preserve a long-term opportunity instead of losing the property to a short-term challenge.

Jennifer Konidaris, 6 Ballentine Road

Mrs. Konidaris was opposed to building a large library. She expressed concern regarding the short-term use of the property for events such as the Farmers Market due to increased traffic and inadequate buffering for neighbors. She felt that the Township is not working with the surrounding neighborhoods to mitigate problems.

Cecelia Donato, 48 Ironia Road

Mrs. Donato stated that the Committee must make difficult choices and decide which part of the house to preserve. She questioned who will head the fundraising campaign since it is a long process that can be a full time job. The volunteer will also have to stand up to criticism and complaint.

Karen Romweber, 14 Ballentine

Ms. Romweber stated that the charm and security of her neighborhood has been impacted, adding that the residents were not aware of the Committee's original intentions to purchase the property.

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

Serge Kaftal, 2 Mahlon Court

Mr. Kaftal encouraged the Committee to come to a fast and simple compromise and suggested selling a few acres to offset the cost of repairs.

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

APPROVAL OF MINUTES

Mayor Thomas called for a motion to move the regular meeting minutes from June 9, 2014. Mr. Merkt so moved and Mr. Strobel seconded. All members voted to approve.

Mayor Thomas called for a motion to move the executive session meeting minutes from June 9, 2014. Mr. Strobel so moved and Mr. Merkt seconded. All members voted to approve.

Mayor Thomas called for a motion to move the special meeting minutes from June 17, 2014. Mr. Merkt so moved and Mr. Strobel seconded. All members voted to approve, except Mr. Tolley abstained.

Mayor Thomas called for a motion to move the special executive session meeting minutes from June 17, 2014. Mr. Merkt so moved and Mr. Strobel seconded. All members voted to approve, except Mr. Tolley abstained.

DISCUSSION

No discussion.

COMMITTEE REPORTS

No Committee Reports.

HEARING PERSONS PRESENT

There being no comments hearing persons present was closed.

ANNOUNCEMENTS

No announcements.

OLD BUSINESS

Ordinance Public Hearing

ORDINANCE 8-2014

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBERED 3-2014
OF THE TOWNSHIP OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY
FINALLY ADOPTED APRIL 4, 2014.

Mayor Thomas read the ordinance by title and called for a motion. Mr. Merkt so moved. Mr. Baumann seconded. The meeting was open to public hearing. There being no comments, public hearing was closed. All members voted to approve.

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

NEW BUSINESS

Resolutions

RESOLUTION 2014-107

AUTHORIZING PAYMENT OF BILLS

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

RESOLUTION 2014-108

APPROVING RAFFLE LICENSE –
BROOKSIDE ENGINE CO. #1

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

RESOLUTION 2014-109

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT
WITH ROSS HABER AND ASSOCIATES TO CONDUCT THE WEST MORRIS
REGIONAL HIGH SCHOOL DISTRICT RESTRUCTURING FEASIBILITY STUDY

Mayor Thomas read the resolution by title and called for a motion. Mr. Strobel so moved. Mr. Merkt seconded. Mr. Strobel stated that the RFP were reviewed by himself and the four mayors. Mr. Haber provided a competitive price and the strongest understanding of what the study should entail. Mr. Tolley questioned the school board involvement and Mr. Strobel stated that he reached out repeatedly with little success. All members voted to approve.

RESOLUTION 2014-110

AUTHORIZING FORESIGHT ENGINEERING TO COMPLETE
A HOME INSPECTION OF BLOCK 131.01, LOT 1

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

RESOLUTION 2014-111

APPOINTING PRODUCTION ASSISTANT - MENDHAM TV

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

RESOLUTION 2014-112

AUTHORIZING THE TOWNSHIP'S CO-SPONSORSHIP IN THE UPCOMING JULY 4th
CELEBRATION WITH THE BROOKSIDE 4th OF JULY PARADE COMMITTEE

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

**TOWNSHIP COMMITTEE - TOWNSHIP OF MENDHAM
REGULAR MEETING
JUNE 24, 2014**

DISCUSSION

Mr. Merkt requested that Mrs. Upchurch contact Mr. Mountain regarding the tanks and no further action letter for Pitney.

The sign for the post office parking lot is still under review. The police department is currently waiting for the property owner to consent to the sign.

HEARING PERSONS PRESENT

There being no comment hearing persons present was closed.

ADJOURN

Upon a motion made and seconded the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Kathleen Potter, Township Clerk