



**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
June 26, 2018**

Regular Session 7:00 PM

1. ROLL CALL:

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

Also Present:
Deborah Bonanno, Administrator
Beth Foley, Land Use Secretary

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.

Take notice that the meeting of the Governing Body will convene at seven o'clock p.m. rather than originally advertised 7:30 p.m. on Tuesday June 26, 2018 to allow additional time for the presentation/discussion of the Planning Board and Master Plan Committee with the members of the Township Committee. Notice was given to the Daily Record on June 21st, 2018.

4. RESOLUTION 2018-115

Mayor Diegnan announced that there is no plan to have an Executive Session this evening; however, if one is needed, it will occur at the end of the meeting. Therefore no motion is necessary.

5. PROCLAMATIONS

None

6. ANNOUNCEMENTS/REPORTS

Town Hall will be closed on Wednesday, July 4th in observance of Independence Day.

Garbage pickup will be on Thursday, July 5th instead of Wednesday, July 4th due to the holiday.

Brookside Beach will be open June 25th through August 12th. New for the 2018 season, Township residents can visit the beach free of charge Monday through Friday and for \$5 per person on the weekends.

The tennis courts off of Mount Pleasant Road have been refurbished, and the Mayor extended his gratitude to Dave Read, Superintendent of Public Works, and his staff for their hard work on the tennis courts.

The July 4th parade sponsored by the Brookside Community Club will begin at 9 am on the 4th. The Grand Marshall is the Mendham Township First Aid Squad, which is celebrating its 50th anniversary. Also being honored are Sam and Diane Tolley, who have both contributed their many services to the Township. Mr. Tolley was a Township Committee member for numerous years along with being the Mayor several times and Fire Chief, and Mrs. Tolley served on many committees. Mayor Diegnan also thanked the members of the Recreation Committee who ran the Patriot's Race on June 16th, and he also thanked Ms. Duarte, who managed the event in the past, for assisting the Committee this year as well as participating in the race itself. Also running in the race was the Mayor himself and Ms. Neibart. A good time was had by all.

Ms. Duarte stated that donations in support of the parade are still welcome and that forms are available. She thanked all for participating in the Patriot's Race, and she specifically thanked Emily Hourihan and Trish O'Brien for their leadership work on the Recreation Committee. With regards to Volunteer Spotlight, Ms. Duarte stated that the video series will bring attention to the different volunteer groups and that the first video is live and can be viewed on Mendhamtv. She said that there is a link on the Township's homepage, and the idea is to focus on the Boards and Committees. The first video focuses on the First Aid Squad.

Mayor Diegnan commented that resumes have been received for some of the committee vacancies, and he asked Ms. Bonanno to assemble them for review.

Ms. Neibart announced that the Mendham Township Volunteer newsletter has been printed, and it highlights the Fire Department, First Aid Squad, Board of Adjustment, Parks and Recreation, Tree Committee, Board of Health, Historic Preservation Committee, Wildlife Management Committee, and Mendhamtv. Newsletters will go out at the end of the week. She went on to say that the first meeting of the Ad Hoc Shared Services Committee is this Thursday at 7pm in Town Hall and that all are welcome to attend. Currently, there is representation from eight towns, and Jordan Glatt, appointed by Governor Murphy, will also be in attendance. Ms. Neibart also stated that if the state budget is not signed by the Governor by Sunday, the government will shut down. She welcomed any questions about the budget debate after the meeting or via email.

Mr. Gisser congratulated all of the graduates in town. He, Ms. Duarte and Ms. Neibart attended the Middle School graduation which was a wonderful reminder of why so many choose to live in the Mendham Township.

7. OPEN TO THE PUBLIC ON AGENDA ITEMS

Michael Merritt - Mr. Merritt asked whether there would be opportunity for public comment after the Master Plan discussion this evening. Mayor Diegnan responded that this item was positioned on the agenda to allow for public questions and that the discussion will be a round table format with the Master Plan Committee and Planning Board.

Diana Orban Brown – Ms. Brown asked for an explanation of the appointments to the construction office during the discussion of the resolution regarding the electrical inspector so that residents are aware of who the inspectors are when moving through their permit process. Mr. Cioppettini explained that there is a need to appoint inspectors to temporarily fill in for a staff member who will be on extended leave. Ms. Brown suggested that the inspectors' schedules be made available, and Mr. Cioppettini responded that the information would be on the website.

Ms. Orban Brown questioned the consultant bills being paid, specifically for the planner, who is working on the Master Plan. She asked if there will be a recap of the cost of his services thus far. Ms. Orban Brown also inquired about the status of the lawsuit with Bernards Township Board of Health. Mayor Diegnan responded that the matter is being settled and cannot be discussed further at this point in time until legal documents have been returned. Ms. Orban Brown also inquired about the amount being spent on Phoenix Consulting, including the fees for the clerk position. Mr. Gisser responded that both tangible and intangible benefits have been gained by using Phoenix Consulting and that closure of the bills is imminent with the hiring of the new clerk. Ms. Bonanno commented that the new clerk will be appointed at the next Township Committee meeting.

John Mayer, 178 Mendham Road East – Mr. Mayer asked for a summary of Resolution 2018-115. The Mayor explained that the law provides for an Executive Session by the Governing Body that may be closed to the public in order to discuss contracts, lawsuits, and personnel. This requires a resolution, which must be voted upon in order to enter into Executive Session. However, he stated that there are no items to discuss by the Governing Body in an Executive Session this evening so the resolution is not in effect. The resolution is assigned a number for organizational purposes.

8. APPROVAL OF MINUTES

May 22, 2018 Executive Session

Mayor Diegnan entertained a motion. Ms. Neibart requested that the minutes be tabled pending some comments and possible edits from Ms. Duarte.

June 11, 2018 Regular Minutes

Mayor Diegnan entertained a motion. Mr. Gisser moved. Mr. Cioppettini seconded.
Roll call vote: Minutes were tabled pending edits from Ms. Neibart and Ms. Duarte.

June 11, 2018 Executive Session – 1st Minutes are tabled pending edits from Ms. Neibart and Ms. Duarte.
June 11, 2018 Executive Session – 2nd Minutes are tabled pending edits from Ms. Neibart and Ms. Duarte.

9. RESOLUTIONS

2018-108 Resolution of the Township Committee of the Township of Mendham Awarding W.E. Timmerman, Co., Inc. through the State Contract #85857 for Street Sweeper Repairs

Mayor Diegnan entertained a motion to adopt. Mr. Gisser moved. Ms. Neibart seconded.

Ms. Duarte inquired as to the cost since it is not to exceed \$80,000, and Mr. Gisser responded that the cost would be close to \$80,000. Ms. Duarte asked if there would still be a savings for the Township, and Ms. Bonanno responded that this is still more cost effective versus a new purchase. Ms. Neibart asked how many sweepers were owned by the Township, and Mr. Cioppettini responded that there are two sweepers.

Roll call vote: All members present voted to approve.

2018-109 Resolution of the Township Committee Appointing a Conflict Engineer & Surveyor
Mayor Diegnan entertained a motion to adopt. Ms. Duarte moved. Ms. Neibart seconded.

Mayor Diegnan explained that this is a typical appointment in the event that the Township's appointed engineer cannot appear due to a conflict of interest.

Roll call vote: All members present voted to approve.

2018-110 Resolution of the Township Committee of the Township of Mendham Amending the 2018 Budget Insertion of Special Item of Revenue "Municipal Court Alcohol Education, Rehabilitation and Enforcement Fund"

Mayor Diegnan entertained a motion to adopt. Mr. Cioppettini moved. Mr. Gisser seconded.

Ms. Bonanno explained that this is grant money from the state.

Roll call vote: All members voted to approve.

2018-111 Resolution of the Township Committee of the Township of Mendham Amending 2018 Budget Insertion of Special Item of Revenue for "Clean Communities Grant"

Mayor Diegnan entertained a motion to adopt. Mr. Gisser moved. Ms. Neibart seconded.

Mayor Diegnan explained that this is a grant of \$20, 531 included as revenue in the budget. Mr. Cioppettini inquired as to what the grant would be used for, and Ms. Bonanno replied that it varies each year. It can be used for school programs, for street sweepers, or for promoting storm water education.

Roll call vote: All members present voted to approve.

2018-112 Resolution of the Township Committee of the Township of Mendham appointing Electrical Inspector Trainee

Mayor Diegnan entertained a motion to adopt. Mr. Gisser moved. Ms. Duarte seconded.

The resolution is with regards to Mr. Heiney, the Township Construction Official, who would like to receive his electrical inspector trainee license at no additional cost to the Township.

Roll call vote: All members present voted to approve.

2018-113 Resolution of the Township Committee of the Township of Mendham Authorizing the Payment of Bills

Mr. Cioppettini requested that Ms. Neibart sign off on one of the bills since there is a conflict of interest for Mr. Gisser. Ms. Neibart agreed to this.

Mayor Diegnan entertained a motion to adopt. Ms. Neibart moved. Mr. Gisser seconded.

Roll call vote: All members present voted to approve.

2018-114 Resolution of the Township Committee of the Township of Mendham Waiving Tree Permit Fee for Removal of Ash Trees

Mayor Diegnan entertained a motion to adopt. Mr. Gisser moved. Ms. Neibart seconded.

Mr. Cioppettini explained that although there is no monetary fee, residents must still apply for a permit to remove the ash trees. Mr. Gisser added that the ordinance language has been revised to reflect the tree permitting fee as discussed at the last meeting, which is \$25 per property per event and not per tree, except in instances otherwise provided by resolution such as this one. Ms. Bonanno added that the Township would like to provide an incentive for residents to remove their ash trees before they become affected since they can present a danger to people.

Roll call vote: All members present voted to approve.

10. ORDINANCES FOR INTRODUCTION

12-2018 An Ordinance of the Township of Mendham Providing the Improvements to the Collection System for the Mendham Sewer East Utility Appropriating \$10,000 Therefore, From the Mendham East Capital Improvement Fund

Mayor Diegnan entertained a motion. Mr. Gisser moved. Ms. Duarte seconded.

Mr. Gisser explained that there appears to be some excess water entering the treatment plant system and that this money will be used for such things as sealing off manhole covers and cameras for investigative work in order to address this issue. Ms. Bonanno will be meeting with representatives of the community for a communication plan. Ms. Duarte asked if there was communication with the Drakewick neighborhood, and Ms. Bonanno replied that there was.

Mr. Cioppettini commented that on July 24, 2018 there will be a second reading, which will be open to the public.

Roll call vote: All members present voted to approve, with the exception of Mayor Diegnan, who abstained.

11. ORDINANCES FOR ADOPTION

10-2018 An Ordinance of the Township of Mendham in the County of Morris and the State of New Jersey Amending Various Chapters and Subsections of the Township Code Pertaining to: Fees For Permits; and Penalties

Ordinance 10-2018 was introduced for first reading on June 11, 2018. All required advertising has been certified.

Mayor Diegnan entertained a motion to adopt. Ms. Neibart moved. Mr. Cioppettini seconded.

Open to Public- no public comments

Discussion – Ms. Duarte commented that she voted against this ordinance at the last meeting based around smaller items such as pet licensing and home renovations since she felt that residents should be encouraged to take care of their properties without being penalized with increased fees, which helps everyone in terms of property values. She will be voting ‘no’ again on this ordinance, and she noted that a tax increase was just passed.

Mr. Gisser commented that he wanted to re-emphasize that the fee increases are not arbitrary and that there are hard costs associated with services represented. The intent is to align the cost of services and revenue in an equitable way, and he added that it has been some time since fees were raised. Mr. Cioppettini added that some of the fees were reduced at the last hearing; however, it does cost money to run a Construction Department, and the Township needs to recoup those costs.

Roll call vote: All the members approved with the exception of Ms. Duarte who voted “no.”

12. DISCUSSIONS/PRESENTATIONS

- Ad Hoc Communications Committee Report

Ms. Duarte commended everyone who served on the Committee, especially Gretchen Holquist, who gave the presentation. Martin Slane, Ann Van Vorhees, and Hillary Wilder were also introduced.

In summary, the goal of the Ad Hoc Communications Committee is to improve overall communications with residents and the method for delivering information to residents in order to facilitate a two-way communication with the Township and to also perform a communication survey, inventory and review of best practices. Ms. Holquist reported that overall residents are satisfied with communication within the Township but that there continues to be areas that need improvement. Residents are interested in receiving information through a variety of channels, and in general, are more satisfied with their ability to obtain information from the Township than their ability to give input. Recommended actions would be to improve ability in obtaining information when they want it through an upgraded website and perhaps newsletters, along with more opportunities to engage with the Township Committee and each

other and to create a standing Communications Committee. This presentation in its entirety will be made available on the Township website.

Ms. Neibart thanked Ms. Holquist for a very informative presentation and inquired about one of the recommendations made in the presentation, which was to perform another evaluation in six months and whether it would involve another survey. Ms. Holquist replied that it would be another more streamlined survey focused on the areas that were recommended. She went on to say that this should wait at least six months after certain items addressed are enacted in order to give residents an opportunity to see results rather than risking disappointment when things are not completely accomplished. Ms. Neibart asked whether a resolution would be required to move forward with some recommendations and how the money would be made available. Mr. Cioppettini replied that the CFO, Ms. Fornaro, should be contacted regarding available funding in the budget.

Mr. Gisser commented on the good quality of the presentation, and he noted that the challenge will be to find a way to manage the workload. Ms. Holquist agreed and stated that the Ad Hoc Committee is focused on finding a simple solution. Mr. Cioppettini stated that he was pleased to hear that residents are basically satisfied, but some fine tuning still needs to be done. Ms. Duarte expressed thanks to the committee for their efforts and hoped that given the feedback that some of the suggestions could be moved forward this year assuming there are funds to do it. She added that a structured newsletter would be the best solution versus sending notices separately on different subjects.

Mayor Diegnan thanked the team and was pleased to see that residents were happy with the communications and commented that the website is an effective tool for this communication and should be maintained in order to be effective. The website is due to be refreshed.

- Meeting with the Mendham Township Master Plan Committee to discuss the Master Plan Reexamination in a public forum.

After it was determined that there was a quorum of the Planning Board, attendees introduced themselves for the benefit of the public:

Janet DeMaio – Environmental Commission liaison to Planning Board and member of Master Plan Committee

Sante D’Emidio – Vice Chairman of the Planning Board

Frank Cioppettini – Township Committee member and Planning Board member

Richard Diegnan – Mayor and Planning Board member

Kevin Giordano – Chairman of Planning Board

Robert Michaels – Planning Consultant to the Township and the Planning Board

Sam Tolley – Chairman of the Master Plan Committee Appointed by the Planning Board

John Mayer – Planning Board member and Master Plan Committee member

Brian Hays- Master Plan Committee member

Ryan Guthrie – Master Plan Committee member

Patricia Zimmerman – Master Plan Committee member

Mr. Tolley explained that the reason for this evening’s meeting was to incorporate the expectations of the public, the Township Committee, and the Planning Board to ensure that there is a consensus of what direction the Township is headed.

Mr. Michaels explained that the last Master Plan reexamination was done in 2008 and that under state law it should be reexamined at least every 10 years. The Municipal Land Use Law, which guides all of the duties and powers of the Planning Board and the Zoning Board, outlines what should be included in the Master Plan Reexamination, and this is the guide for the Master Plan Committee.

Mr. Michaels outlined what should be included in a Master Plan reexamination.

1. Major problems and objectives related to land development in the municipality at the time of the adoption of the last reexamination.
2. The extent in which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies and objectives with particular emphasis on density, distribution of population, land uses, housing conditions, etc.

Mr. Michaels continued to explain that the Master Plan is adopted by the Planning Board and has various elements – the land use element, housing element, and circulation element and that it can include community facilities, conservation, and utility plan. Under the land use law, the zoning ordinance should be consistent with the land use plan and the housing plan. The land use plan is the plan that the committee has focused on at the subcommittee level. The draft document to date is called a Master Plan Reexamination and Update because if a new land use or housing plan is not needed, then recommendations can be made on specific properties and adopted by Planning Board after public notice. Up to this point the committee has looked at what the policies and objectives were at the time of the last Master Plan Reexamination along with identifying any changes and assumptions. The committee has not yet appeared before the Planning Board because the work has not yet been completed.

Mayor Diegnan inquired as to what the major problems and objectives were in 2008. Mr. Michaels explained that amendments were done at various times and that the last Land Use Plan was in 2002 with the last Housing Plan in 2005 and that 2008 reflects back to the 2002 Land Use Plan. Mr. Tolley recommended that past studies be updated. The studies defined the assumed capacity for development, and as a guiding principle in terms of housing, the question becomes what the land is able to support. He went on to say that there is no public sewer, some public water, and septic systems have become more state of the art. The expectations and interest of the public may have changed in terms of housing and that irrespective of what the Township would like to see, underlying water systems could be damaged if there is overdevelopment. Old studies have indicated what the maximum build out is, and the Master Plan, under the current zoning, guides the Township to that build out number. Mr. Michaels noted that in 2002 there was a fear that the rural character of the Township was eroding and that the 2002 plan recommended a re-zoning of a substantial portion of the community along with acquisition of open space. By 2008, the Township felt satisfied that this had been successful. There was also a trend for building large homes on small lots with a proposal for changing the floor-area ratio standards to control that. Again, by 2008 it was felt that that the problem was resolved. Another issue was the impact of development on high water quality resources in the community. There were environmental studies done that identified two types of models - the current planning capacity model and the nitrate dilution model, which calculated what the ultimate safe yield of development could occur in the community. The studies indicated that the Township could sustain about 2,111 households, and at the end of 1999 there were a total of 1,912 dwellings. Currently, there is still theoretically room for development of about 40 more dwellings.

A conversation ensued concerning the number of houses on package treatment plants versus septic systems and that these numbers are needed for planning purposes.

Mayor Diegnan inquired as to how the Master Plan subcommittee receives input from the community. Mr. Tolley explained that studies need to be updated since it has been realized that the expectations do not match the type of studies that the subcommittee has been doing. Once studies are updated, information can be shared with the public, and the public will be more engaged in the process.

It was determined that following points need to be addressed:

Is there a change in philosophy since the last Master Plan was created?

Does a new Land Use Plan need to be written?

How much does the Planning Board want the subcommittee to spend on a new plan?

What size lots should be developed?

Should commercial lots be considered on Mendham Road?

How will affordable housing be affected?

How will school enrollment be affected?

It was determined that more open sessions would be available to the public and that it would be a good opportunity for the Ad Hoc Communications Committee to assist in publicizing.

Ms. Neibart asked for an explanation regarding the relationship between the Governing Body and Planning Board in the Township. Mr. Michaels explained that the Master Plan subcommittee does the 'nuts and bolts' work and then presents their results to the Planning Board. Once a new Land Use Plan is adopted, any zoning changes must be made by the Township Committee. Mr. Cioppettini added that the public elects the members of the Township Committee, the Township Committee appoints the members to the Planning Board, and the Planning Board Chairman appoints the members to the Master Plan subcommittee. Mr. Michaels added that the Master Plan, Housing Plan and Land Use Elements must be adopted at a public hearing after notice was given to the public.

13. OPEN TO THE PUBLIC

Mayor Diegnan entertained a motion to open to the public. Ms. Neibart moved. Mr. Cioppettini seconded.

Roll call vote: All members present voted to approve.

Sam Barsa, 20 Conifer Drive - Mr. Barsa pointed out the assumption details in the study for the 2002 Master Plan regarding the amount of water used daily by the golf course and dwellings and how these numbers were unreasonable. Mr. Tolley responded that this is the reason why new studies are necessary.

Tasos Konidaris, 6 Ballantine – Mr. Konidaris thanked all on the committees for their hard work. He felt that the study should not just be updated, but should be redone. He also felt it would be helpful to lay out the process so that the public will understand what is being considered and when meetings will take place.

Brenda Grant, 7 Buddy Lane, - Ms. Grant stated this is a subject where many variables have not been worked out as of yet. Based on the current Master Plan that is in effect now there are approximately 50 houses left that could be built in Mendham Township. She inquired as to whether that includes a number already in that calculation of all of the possible fair housing requirements and whether it will if it

doesn't already. Mr. Michaels responded that it does not because the Township is not certain of what the Township's fair share housing requirement may be or even if it can be achieved in the community. Ms. Grant asked how that will be resolved, and Mr. Michaels responded that this is another policy decision. There was some further discussion regarding the fair share requirement.

Mr. Cioppettini commented that Mendham Township has a unique situation because there is no water or sewer, and due to the fact that the Township has some choice pieces of property that are of high value, there is no demand for someone paying a high price for a choice piece of property to build a small affordable home. Also, with all the regulations that are in limbo in the courts, the Township has been able to slide under the radar. It is unknown what will happen. Chairman Giordano added that this is a nebulous concept at this point and that the Master Plan will include a range of numbers with respect to the low housing requirement. Ms. Grant inquired as to whether the 50 houses that could be built include everything that has been approved but not yet built. Mr. Mayer responded that there are lots available that have not yet been developed. Ms. Grant went on to say that the engineering reports will drive many of the decisions, and Mr. Mayer explained that the reports that were done were based on geological and geographic areas and not based on particular zoning areas, neighborhoods or blocks or lots. It was determined that certain areas could handle certain population densities etc. Chairman Giordano added that the wetland buffers have also increased over time and present many limiting factors for development.

Michael Merritt, Mountainside Rd. – Mr. Merritt encouraged that future public meetings be videotaped and made available to the public, and he volunteered to work with Mendhamtv. He pointed out that he is hearing two different viewpoints about the Land Use Element and whether it will be a 'tweak' or fundamental complete change. He questioned the viewpoint of the necessity for new growth and new zoning and opined that he is not hearing much interest in the community in creating a commercial zone on Mendham Road. He recommended engaging the community before tasking the Master Plan Committee and risking greater expense.

Bob Wowk, 12 Cooper Rd. – Mr. Wowk agreed that a fundamental review of the Township's direction be considered and hoped that there is more discipline around this process than what occurred during the Pitney situation. He also agreed with the idea that revenue growth is necessary.

Rich Cotter, 9 Cooper Rd. - Mr. Cotter commented that the block he lives on is composed of many empty nesters, and as a natural progression they will eventually be inhabited by families.

Brian Hayes, West Main St. - Mr. Hayes commented that housing prices have not fully recovered from 2008, and one of the results of that is that there are many people who want to build new homes but are not doing so because there is still a spread between the cost of building a new home and buying that same home on the market that is still depressed. He opined that if this gap is closed, then things will change. Going forward, he opined that the town should not rely on CO's for the last ten years, but should think about what may happen with change in the future on the basis of this.

Diana Orban Brown, Ironia Rd. - Ms. Brown congratulated the Communications Committee and said she would like to see the spreadsheet of the verbatims posted. Ms. Neibart commented that resident contact information should be excluded.

Mayor Diegnan entertained a motion to close. Mr. Cioppettini moved.
Roll call vote: All members present voted to approve.

13. DISCUSSION

Mayor Diegnan commented that at this point a process needs to be brainstormed, and Mr. Tolley agreed.

Chairman Giordano entertained a motion to close the Planning Board meeting. A motion was made and seconded. All were in favor.

Mr. Cioppettini revisited his comment from the last meeting regarding rezoning certain pieces of property, one of which was the Pitney property, in order for the Township to sell it. He would like to have this topic included on the agenda for the next meeting to discuss the pros and cons with the public. He opined that this property should be rezoned to allow for the development of a few homes in a neighborhood consistent with the same size homes. The second piece of property that Mr. Cioppettini discussed is on Shores Road and currently zoned for three homes. He would like the Committee to discuss and consider rezoning the property, which would allow for six homes with an increased density more consistent with the neighborhood. Mr. Cioppettini went on to say that Shores Road would become a cul-de-sac and provide an opportunity for less expensive homes and help the tax situation while not adversely affecting the DPW. Finally, he would like to discuss the property on Hardscrabble Road that is zoned for 10 acres with 15 homes planned. He mentioned that this property has been stagnant for ten years with only one home built. He would like this property considered for 5-acre zoning and increase the potential for homes from 15 to 28. Mr. Cioppettini feels this would allow for growth with no negative impact along with increasing revenue. Mr. Cioppettini would like to introduce an ordinance at the end of July or beginning of August in order to ascertain his suggestion. Mayor Diegnan stated that this would be included for discussion on the July 9th agenda.

Ms. Duarte questioned whether the owners of the Shores Road property had already met with any town officials or presented the concept to the Master Plan Re-Examination Sub-Committee. Ms. Foley expressed that no application has been presented. Ms. Duarte expressed surprise that these rezoning ideas were being brought up again immediately after a lengthy discussion between the Township Committee, the Planning Board, the Master Plan Re-Examination Sub-Committee and residents to discuss future planning. She said it is important to have continued public input.

Ms. Duarte asked that the July 9th agenda also include the previous concept she raised at the last meeting of creating a special group (almost like the Ad Hoc Communications Committee) to focus on Pitney park and organize individuals from the various committees in order to focus and devise a plan on rehabilitating the park, which is in terrible condition. Therefore, she is advocating an Ad Hoc Committee to address this concept instead of a Standing Committee, which can be disbanded when the park has been rehabilitated. Mayor Diegnan responded that he will first engage the Parks and Recreation Committee and Mr. Eisenstein, the Recreation Director, for their input since there is already a committee who handles this issue. It was agreed that due to the issue of the sale of the property itself, which is paramount, and the heavy schedule for the July 9th meeting that Ms. Duarte's request for forming a group will be postponed until the July 24th Township Committee meeting.

Mr. Cioppettini commented that the public may not have been aware that they could comment on other Township Committee matters after the meeting was opened to the public after the Master Plan discussion so he made a motion to open the meeting to the public, and Ms. Duarte seconded.

Patricia Zimmerman, - Ms. Zimmerman questioned whether Mr. Cioppettini was taking into consideration Hillandale project, which may bring in a significant amount of tax money. Also, one of the

biggest problems with having enough revenue for the Township's needs is the big debt that the Township has been carrying for some time. She opined that these things should be taken into consideration.

Michael Merritt, Mountainside Rd. – Mr. Merritt stated that he was startled that the zoning of two privately held parcels would begin as a process with the Township Committee and that he would like to have more information about this process.

Kevin Giordano, 25 Schoolhouse Lane – Mr. Giordano commented that Mr. Cioppettini's suggestion sounds like spot-zoning, and he opined that the Township could end up in litigation in court as a result. He suggested that this not be rushed and the issue forced at one meeting this year but to massage the concept through the Master Plan Reexamination.

Brenda Grant, Buddy Lane - Ms. Grant inquired as to whether a market analysis has been done with respect to the Pitney property. Mayor Diegnan responded that the appraisal had been done and that it is confidential and cannot be discussed. He added that the bid process is fair and open but that the Township has the discretion to dismiss any bid deemed insufficient. Ms. Grant then asked about the demolition process, and Mayor Diegnan responded that it would be put out to bid. Mayor Diegnan went on to say that a very open minded broad approach has been taken to consider a number of scenarios in the bidding process and that input was given by all the Township Committee members as well as Mr. Mills.

Mayor Diegnan entertained a motion to close. Mr. Gisser moved. Mr. Cioppettini seconded.
Roll call vote: All members present voted to approve.

Ms. Duarte asked for clarification of when the appraisal was done and whether it included the mansion. Ms. Bonanno replied that the appraisal was done as of December, 2016 and that the mansion was excluded.

14. ADJOURN

Mayor Diegnan entertained a motion to adjourn. Ms. Duarte moved. Ms. Neibart seconded.
Roll call vote: All members voted to approve.

Respectfully submitted,
Denise Bobinski
Mendham Township