



Founded 1749

**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
July 10, 2017
Regular Session 7:30 PM**

ROLL CALL

Mr. Baumann	Present
Mr. Cioppettini	Present
Mr. Diegnan	Present
Mr. Gisser	Present
Mayor Orban Brown	Present

Also Present: John M. Mills, III, Esq., Township Attorney
Debbie Bonanno, Administrator
Mary Beth Zichelli, Township Clerk

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 7, 2017. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

ANNOUNCEMENTS

Mr. Gisser acknowledged Teri and George McKinnell for their many years of service to Mendham Township and said they were wonderful volunteers.

Mr. Cioppettini announced the library fundraiser pig roast originally scheduled for July 17th has been postponed until September 23rd.

RECOGNIZING NEW FIREFIGHTERS

Mayor Orban Brown recognized the two firefighters that have applied. Kyle Noble has applied to be a junior firefighter at the Ralston Engine Co. #1 and Matthew J. Martini has applied to be a senior firefighter at the Brookside Engine Company #1.

RESOLUTION 2017-105

**APPOINTING KEVIN LOCKHART TO THE POSITION OF PROBATIONARY PATROLMAN
IN THE MENDHAM TOWNSHIP POLICE DEPARTMENT**

Mayor Orban Brown called for a motion. Mr. Cioppettini moved. Mr. Gisser seconded. All members voted to approve. Mr. Lockhart was sworn in by Mr. Mills and the committee all congratulated him and wished him well.

AD HOC COMMITTEE REPORT

Rick Blood, a Mendham Township resident and member of the Ad Hoc Committee gave a presentation on the facilities report (power point presentation attached) The Mayor announced there would be a detailed discussion of the report at the July 25th meeting, which would give Committee members and residents time to read the report and have questions ready to ask the Ad Hoc Committee.

APPROVAL OF MINUTES

June 27, 2017, regular session

Mayor Orban Brown called for a motion. Mr. Baumann moved. Mr. Cioppettini seconded. Mr. Diegnan abstained. All other members voted to approve.

June 27, 2017, executive session

Mayor Orban Brown called for a motion. Mr. Baumann moved. Mr. Cioppettini seconded. Mr. Diegnan abstained. All other members voted to approve.

NEW BUSINESS

ORDINANCE FOR FIRST READING

ORDINANCE 2017-9

AMENDING CHAPTER 21 SECTIONS 21-2.1, 21-2.2 AND 21-4.1: "ZONE DISTRICTS", 'ZONING MAP', 'USES' AND SCHEDULE OF REQUIREMENTS

Mayor Orban Brown called for a motion. Mr. Cioppettini moved. Mr. Diegnan seconded. Mr. Cioppettini explained that it is basically changing the R -10 zones back to R- 5 and it mostly affects Mosle, Hardscrabble and Calais.

Mr. Gisser expressed his concern with the unintended consequences. He said going back to 2005, although he doesn't know what the issues were at the time, he knows a lot of effort went into going from R-5 to R-10 and now why so quickly going from 10 to 5. Is someone in particular waiting to go back?

Mr. Cioppettini commented that at the time the Township was trying to reduce the amount of development and since then we have taken tremendous amount of property off the map. Ten acre properties have stymied development and he believes five acre lots are more than sufficient to have a home.

Mr. Mills stated that the ordinance would be sent to the Planning Board for referral and on for public hearing and second reading at the September 11th Township Committee meeting.

In addition to a more detailed map showing the R-10 lots, the Mayor asked for the following information to be obtained for the next meeting: How many parcels will it effect and how many more residential homes could there be?

Mr. Baumann asked about additional revenue to the Township. The Mayor asked for a rough estimate from the CFO or Tax Assessor.

All members voted to approve.

Second reading and public hearing will be September 11, 2017

RESOLUTIONS

RESOLUTION 2017-106

APPOINTING STEVE EISENSTEIN AS RECREATION DIRECTOR

Mayor Orban Brown called for a motion. Mr. Gisser moved. Mr. Baumann seconded. All members voted to approve.

RESOLUTION 2017-107

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

Mayor Orban Brown called for a motion. Mr. Cioppettini moved. Mr. Diegnan seconded. All members voted to approve.

RESOLUTION 2017-108

URGING THE STATE LEGISLATURE TO EXTEND THE 2% CAP ON POLICE AND FIRE ARBITRATION CONTRACT AWARDS

Mayor Urban Brown called for a motion. Mr. Cioppettini moved. Mr. Diegnan seconded. All members voted to approve.

RESOLUTION 2017-109

AWARDING THE CONTRACT BETWEEN COPPOLA AND THE TOWNSHIP OF MENDHAM FOR THE EMERGENCY REPAIR OF LEACHING FIELDS AT MENDHAM SEWER EAST TREATMENT PLANT

Mayor Urban Brown asked that this resolution be tabled until more information was obtained.

RESOLUTION 2017-110

AUTHORIZING PAYMENT OF BILLS

Mayor Urban Brown called for a motion. Mr. Cioppettini moved. Mr. Gisser seconded. All members voted to approve.

HEARING PERSONS PRESENT

Nick Monahan, 20 West Main Street, asked if the facilities report would be on the website. The Administrator said it would be posted the following day.

Taso Konidaris, 6 Ballantine Road, asked for an explanation in layman's terms of the zoning ordinance. He was told he could contact the Clerk for further explanation.

Amalia Duarte, 22 Brockton Drive, inquired as to what the next steps are for moving forward on the Ad Hoc Committee and if the Recreation Commission will be included. Rich Diegnan explained that the Ad Hoc committee was set up as a limited scope commission and there was a particular scope. He also states that down the road they may take other facilities into consideration.

Rick Blood, 32 Tingley Road, asked if the overpayment of taxes were due to tax appeals or overpayments by Mortgage Companies. It was explained to him that one was a true overpayment and the others were from judgement after appeals. Mr. Blood suggested looking very carefully at the zoning ordinance change and being careful not to add any more roads or long flag lots.

DISCUSSION

Open Items Review and Discussion

Mayor Urban Brown presented a list of open items that she would like to see accomplished by the end of 2017 and asked for an expected completion date if it could not be done by the end of 2017. The Mayor began her discussion by commenting on all that was accomplished so far in 2017; a well thought out budget, a PBA contract, a new Chief, a new Lieutenant, a soon to be appointed Sergeant, rehabilitation of Mendham Sewer East, Pitney Property project and working on shared services, but there were also many open items she would like to see completed. She appointed or asked for a Committee member or employee to take the lead on each item. The list and comments made are attached.

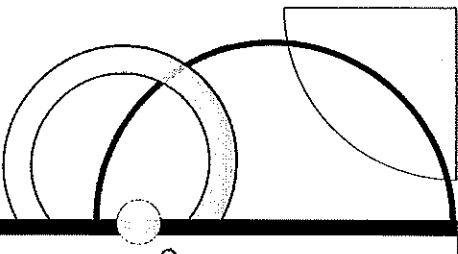
ADJOURNMENT

The Township Committee went back into executive session at 8:42 PM and then reconvened into regular session and adjourned at 9:20 PM.

Respectfully submitted,


Mary Beth Zichelli

Township Clerk

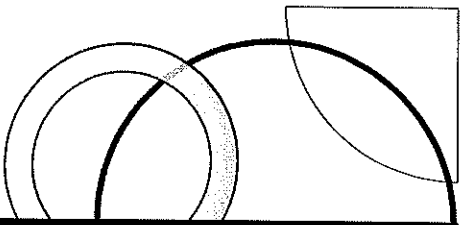


Mendham Township

Ad Hoc Facilities Committee

Mission Statement:

- To review the capital needs of the Township including infrastructure, facilities, vehicles and equipment
- To provide a financial plan to meet the needs of various Township Departments including Fire, Police and Public Works



Methodology

- Review current facilities, equipment and assets to determine needs
- Review options for shared services to reduce costs while maintaining level of service
- Review replacement plan as requested by dept. heads
- Examine and compare previous capital expenditures (10-yr history) for each department
- Determine capital needs going forward



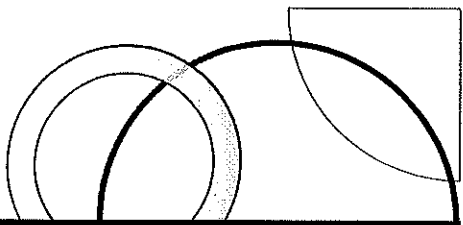
Goals and Objectives

- Provide recommendations to the Township Committee regarding:
 - Budgetary goals for vehicle and equipment replacement based on useful life
 - Buildings and facilities maintenance plan
 - Long term pavement management plan
 - Accounting recommendations to group “like” expenditures for buildings, parks and fleet maintenance into specific budgets



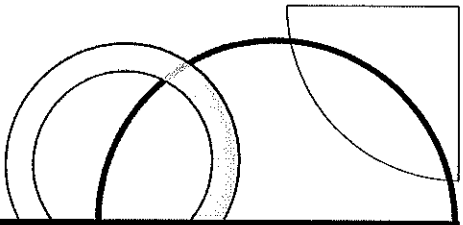
Recommendations

- **Police**
 - **Facility**
 - Review options for rebuilding facility
 - **Fleet**
 - Adjust vehicle replacement plan to reflect fleet needs



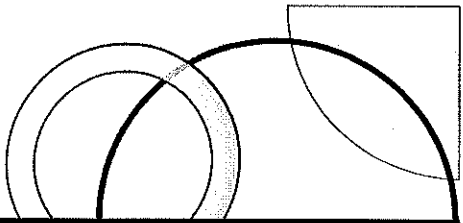
Recommendations

- **Fire**
 - Adopt a 10-year plan to replace vehicles and equipment and make improvements to facilities



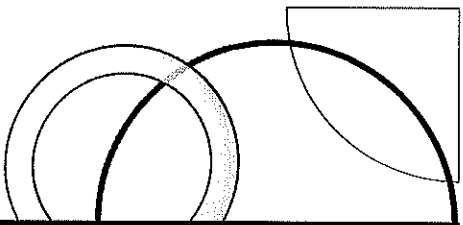
Recommendations

- **Public Works**
 - **Fleet & Equipment**
 - Determine size and scope of fleet
 - Review options; e.g., rental of some equipment, contracted services
 - **Road Resurfacing**
 - Increase capital expenditures with the goal to provide pavement resurfacing every 25 years, ultimately to 20 years



Recommendations

- **Buildings**
 - Establish a long term capital improvement plan for each facility
 - Including the estimated useful life of all components of each structure (roof, paint, HVAC, windows, etc.)
 - Fund annual improvement projects based on cost estimates provide by an architect or contractor



Recommendations

- **Parks and Facilities**
 - Establish a long term capital improvement plan for existing facilities
 - Including the estimated useful life of all components of each park (fencing, back stops, bleachers, parking lots, docks, playgrounds, etc.)

Financial Summary

Department	Capital Plan		Ad Hoc Rec.		10 Yr. History	
	2017-2023	Dept %	2017 - 2023	Dept %	10 yr. Average	Dept %
Admin	\$15,600	2%	\$5,000	0.4%	\$8,900	1%
Fire	\$250,000	25%	\$275,000	20%	\$214,100	19%
Police	\$50,000	5%	\$55,000	4%	\$42,600	4%
Parks	\$15,000	1%	\$30,000	2%	\$59,852	5%
B & G	\$62,500	6%	\$50,000	4%	\$158,539	14%
PW Equip	\$125,000	12%	\$250,000	18%	\$107,200	10%
Streets	\$500,000	49%	\$710,000	52%	\$528,601	47%
Total	\$1,018,100		\$1,375,000		\$1,119,792	

10 Yr. Ave. Debt/Yr.

\$753,740



Special Thanks To:

Ad Hoc Committee

Mayor Diana Urban Brown

Deputy Mayor Rich Diegnan

Administrator Debbie Bonanno

Don Huber, PSI

Rick Blood

Peter Dumovic

Ryan Guthrie

Scott Mortensen

Nick Witczak

Dan Wood

Pat Zimmerman

Brookside Chief Eric Cooper
Montgomery

Ralston Chief Tom

Police Chief Ross Johnson
Read

PW Superintendent Dave

First Aid Captain Nick Monaghan

Special appreciation to Finance Officer Karen Fornaro for
answering countless questions