



**TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
July 24, 2018
Minutes of Regular Session 7:30 PM**

1. ROLL CALL:

Mr. Cioppettini
Ms. Duarte
Mr. Gisser (Presiding as Deputy Mayor)
Ms. Neibart
Mayor Diegnan (Absent)

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.

4. PROCLAMATION

None

5. ANNOUNCEMENTS/REPORTS

Mr. Gisser made the following announcements:

- Mr. Gisser noted that property tax payment are due on August 1st
- Free radon kits are available through the Board of Health
- The playground is currently under construction, the equipment arrived at the end of last week

Ms. Duarte made the following announcements:

- Regular office hours are scheduled for Friday (7/27) from noon to 1:30pm
- Mendham TV is looking for student interns and adults to assist with filming and editing
- Mendham TV is also looking for anyone who would like to be involved with their board (advisory capacity), to assist with getting sponsorships and fundraising. Forms can be found online at www.mendhamtv.org
- Environmental Commission is looking for trail stewards to help clean-up the trails. If you are interested, please contact Rich Cotter

Mr. Cioppettini made the following announcements:

- Brookside Clam Bake is scheduled for September 8th

Ms. Neibart made the following announcements:

- The second Ad Hoc Shared Services Committee is scheduled for Tuesday, July 31, 2018. Representatives of every municipality will be present to discuss the department of public works
- Governor Murphy signed the school funding bill and there are changes that will affect Mendham schools

Lieutenant Bittman mentioned that since the end of June there have been several home burglaries and vehicle break-ins. Lt. Bittman confirmed that several people have been arrested. He noted that four burglaries remain unsolved and advised the residents to lock their vehicles, homes and to hide their valuables. Mr. Gisser reminded residents to contact the police department if they plan to be away from their homes for a long period of time.

6. OPEN TO THE PUBLIC ON AGENDA ITEMS

Michael Merritt – 73 Mountainside Road - He is very intrigued about resolution 2018-130 (recycling of electronics) and would like to hear the details about the service.

Seeing no hands and hearing no voices, Mr. Gisser closed the meeting to the public.

7. APPROVAL OF MINUTES

June 26, 2018 Regular Minutes

Ms. Duarte had an amendment to the meeting minutes of June 26, 2018.

Ms. Neibart moved. Mr. Cioppettini seconded

Roll call vote: All members present voted to table the approval of the June 26, 2018 regular minutes

8. RESOLUTIONS

2018-126 Resolution of the Township Committee of the Township of Mendham Awarding a contract to DFFLM, LLC through the Morris County Co-op Contract #15C Item #9 the purchase of a Ford F-250 For the Police Department not to exceed 48,000

Mr. Cioppettini moved. Ms. Neibart seconded

Mr. Gisser confirmed that the vehicle (Ford F-250) will replace the police vehicle with the pink rhino bar. Ms. Neibart asked when the vehicle would be replaced and it was noted that all they need is an adopted resolution to process the order.

Roll call vote: All members present voted to approve

2018-127 Resolution of the Township Committee of the Township of Mendham Authorizing the Award of a Non-Fair and Open Contract for a Stalker Speed Trailer

Ms. Duarte moved. Ms. Neibart seconded

Mr. Gisser mentioned that the stalker speed trailer was, originally, going to be split with the borough however they did not make the allocation. It was also mentioned that a portion of an old (Office of Emergency Management) grant would be used towards the purchase. Mr. Cioppettini expressed that they hope to rent the trailer to neighboring towns. Ms. Neibart asked for clarification on the cost of the trailer. Mr. Gisser explained that they budgeted for the entire cost but the allocation of grant money

reduced the original cost to \$14,000. Ms. Duarte asked about the old speed trailer and what was going on with a resident's offer to repair it.

Roll call vote: All members present voted to approve

2018-128 Resolution of the Township Committee of the Township of Mendham Authorizing a Stipend for the Deputy Registrar

Ms. Duarte moved. Ms. Neibart seconded

Mr. Gisser explained that this is a re-allocation of a stipend that was already being paid.

Roll call vote: All members present voted to approve

2018-129 Resolution of the Township Committee of the Township of Mendham Authorizing Execution of Interlocal Agreement With the Borough of Mendham and the Township of Randolph for Construction Inspection Services

Ms. Neibart moved. Ms. Duarte seconded

Administrator Bonanno noted that there was an existing shared service agreement, which expired in March, for fill-in inspectors. The inspectors would assist the municipalities with inspections, when there is a conflict of interest or scheduled vacations, at no cost to the towns. Mr. Cioppettini asked that the contact names in the agreement be updated by title. Ms. Neibart expressed the importance of formalizing a shared service agreement and she is happy the agreement is being renewed.

Roll call vote: All members present voted to approve

2018-130 Resolution of the Township Committee of the Township of Mendham Awarding Contract to Green Chip for the Removal of Collected Electronics

Ms. Duarte moved. Ms. Neibart seconded

Administrator Bonanno explained that Green Chip will supply the township with containers that will be placed at Public Works for residents and non-residents to dispose of their electronics. The Township will receive revenue from certain items and the items will be removed at no cost to the township. Mr. Cioppettini asked about the security of the computers' hard drive. It was noted that the vendor is on the approved list with the State of New Jersey so there are certain procedures that the vendor would have to follow for destruction. Ms. Duarte asked how the revenue would be calculated. Ms. Bonanno provided the amount that each item would generate which is calculated by weight.

Roll call vote: All members present voted to approve

2018-131 Resolution for the Township Committee of the Township of Mendham Authorizing Award of Contract to EnviroVision Consultants for Environmental Testing at the Mosle Property

Ms. Neibart moved. Mr. Cioppettini seconded

Mr. Gisser explained the necessity for the environmental testing and noted that this is the first step in the process.

Roll call vote: All members present voted to approve

2018-132 Resolution for the Township Committee of the Township of Mendham Authorizing the Payment of Bills

Mr. Cioppettini moved. Ms. Duarte seconded

Mr. Cioppettini asked for a signature on a fire department purchase since Mr. Gisser needed to recuse himself. Mr. Cioppettini noted that the original bill list did not include two invoices that need to be paid. The two invoices that were added to the bills list are as follows: Dragon Asphalt (asphalt rejuvenator) for \$59,750 and Microsoft (email services) for \$259.87.

Roll call vote: All members present voted to approve

9. ORDINANCES FOR ADOPTION

12-2018 An Ordinance of the Township of Mendham, Morris County, New Jersey Providing the improvements to the Collection System for the Mendham Sewer East Utility Appropriating \$10,000 therefore, from the Mendham East Capital Improvement Fund

Ms. Duarte moved. Ms. Neibart seconded

Mr. Gisser opened the meeting to the public.

Michael Merritt – Mountainside Road – Mr. Merritt asked for an update on Mendham Sewer *East* and the status on the outstanding financial loans. Mr. Gisser clarified that the funds were used to help Mendham Sewer *West* and they are currently on a plan to reimburse those funds. The project for Mendham Sewer *East* is close to completion with a small punch list that needs to be addressed. The ordinance is to appropriate money for an investigation on an issue of excessive water entering the treatment plant. The treatment plant is operating well but the excess water is creating an issue.

Chris Baumann – 2 Linsey Court – Mr. Baumann mentioned the Brookrace owns the Sewer West Treatment Plant and they would like to purchase, potentially, selling the plant to a utility.

Seeing no hands and hearing no voices, Mr. Gisser closed the meeting to the public.

Roll call vote: All members present voted to approve

13-2018 An Ordinance of the Township of Mendham, Morris County, New Jersey Providing for the Appointment of Student Representatives to Boards, Committees and Commissions in the Township of Mendham

Ms. Duarte moved. Ms. Neibart seconded

Mr. Gisser opened the meeting to the public.

Matthew Messina – 22 Brockden Drive – Mr. Messina expressed that the ordinance is great and it's a unique opportunity to have students on committees.

Ms. Duarte expressed that a couple of residents have mentioned that the ordinance is a great idea. She noted that the boards are excited to get young people involved.

Mr. Cioppettini suggested contacting the schools principals to make the students aware of the opportunities. Ms. Duarte and Mr. Gisser will spread the word.

Roll call vote: All members present voted to approve

10. DISCUSSION

Mr. Gisser read the letter from Ms. Ingrid Vandegaer of the New Jersey Conservation Foundation regarding the funding application to the Morris County Open Space Trust to preserve land in Mendham Township. The property is noted as Block 147, Lots 20, 22, 23 and 24 (commonly referred to as the Bartenstein Property). The *amended* application reflects the removal of the house lot, Block 147 lots 21 and 19 from the application and transaction. Ms. Vandegaer's letter, dated July 24, 2018, is attached hereto.

Mr. Gisser noted that the amended application, addresses some of the concerns that were voiced at the last meeting. Mr. Gisser is supportive of the application as amended.

Ms. Duarte commented that the amended application is a good balance and expressed concern about the individual's property rights in this matter. The amended application enables the Township to keep the house on the tax rolls and believes they could probably develop some trails to create a connector. Ms. Duarte is supportive of the amended application.

Ms. Neibart is supportive of the application as amended and is appreciative that the family provided a counter offer.

Mr. Cioppettini commented that he is against taking more property off the tax rolls but the amended application is a show of good faith on the family's part. Mr. Cioppettini also mentioned that he would like to preserve the neighborhood and would not like to see one home on an entire street that then feeds into a larger neighborhood which would isolate that home. Mr. Cioppettini expressed the township needs ratables and neighborhoods.

On behalf of Mayor Diegnan, Mr. Gisser signed the form confirming that the application was presented to the Township Committee on July 24, 2018. He noted that the Committee is supportive of the application and is appreciative of the family's responsiveness to the Committee's concern.

Mr. Cioppettini recommended that the Township Clerk provide the comments to the committee for their review prior to sending them to Ms. Vandegaer.

The discussion portion of the meeting continued with the following comments...

Ms. Neibart asked if there is any discussion to meet with the Planning Board to discuss some of the ideas that were brought forth to the committee regarding the Master Plan and rezoning issues. Mr. Gisser noted that Mayor Diegnan had a conversation with the representatives of the Planning Board and Master Plan Sub-Committee to touch on those various issues. He will wait for Mayor Diegnan's return so he can comment further.

Ms. Duarte had a meeting with Mayor Henry, Police Chief Camoia (both of Mendham Borough) and Police Chief Johnson (Mendham Township) regarding the Stigma Free initiative. They discussed how they can organize events together and how to broaden the initiative beyond substance abuse and mental health to include people with special needs, disabilities and differences – to make everyone feel welcomed. Ms. Duarte asked if people have a strong interest in the initiative to please reach out. Ms. Duarte has also looked into the e-newsletter, which is free for 60 days, and she will discuss the pilot with Ms. Politi.

Ms. Duarte asked if the Pitney Park Ad Hoc Committee would be discussed at the next meeting. Mr. Gisser mentioned that it is the Mayor's intent to announce a task force related to the 7 acres at the next meeting. Ms. Neibart asked if there are any updates on the redesign of the township's website. Ms. Duarte mentioned that the website provider can assist with the redesign and she would discuss the option with Ms. Politi. Mr. Gisser expressed that the newsletter is a great idea but the board needs to be mindful of workload in town hall since most of the departments are one-person departments. Ms. Duarte expressed that the work is already being done but instead of a few hours here and there, the newsletter will allow for the work to be done in one sitting.

11. RESOLUTION 2018-133

AUTHORIZING DISCUSSION WITHOUT THE PRESENCE OF THE PUBLIC

The committee did not need to enter into executive session – resolution was voided.

12. OPEN TO THE PUBLIC

Mr. Gisser opened the meeting to the public.

Richard Cotter – 9 Cooper Road – Mr. Cotter commended Ms. Bonanno and the Committee for getting involved with Green Chip for the recycling of electronics. He noted that past recycling events would fill 50 foot trailers with electronics. He expressed that the agreement is a great idea.

Michael Merritt – Mountainside Road – Mr. Merritt expressed that the proposal for the Mosle Property is a good reminder of the challenges we face when we acquire properties. He expressed that an inventory of the township's properties should be conducted to have a better understanding of our current and future expenses. He suggested the committee put together a list of open issues.

Ms. Duarte commented that the Township Committee should do more than make a to-do list. She said the town needs to create something that's broader and strategic with a look at bigger issues, and the impacts to taxpayers, in terms of maintenance, development, etc. She proposed the Township Committee create a long-term plan for the community.

Ms. Neibart suggested the next year's budgetary cycle as a deadline to have a complete inventory of the township's properties and equipment.

Taylor Buoncore - Cold Hill Road – Ms. Buoncore read sections of a "letter to the editor" that was written by Brian Boden and printed in The Observer Tribune on July 19th. The letter is titled "Residents Sought to Improve Pitney Farm in Mendham Township." She outlined a few items which suggested the committee was ignoring. She keeps waiting to have confidence that the town is moving forward in the right way with the right reasons however she is not feeling the confidence.

Mr. Cioppettini expressed the Mr. Boden is not accurate with the comments; there was never talks about saving or restoring anything on the property. He noted that the Pitney Family was very aware of the township's intention. Ms. Buoncore believes it would be wise to address the article because it was pretty poignant. Ms. Duarte mentioned that a bid process will take place and depending on the bid results, there might still be a possibility for restoration.

Erik Sletteland - 385 Cowperthwaite Road, Bedminster– Mr. Cowperthwaite grew up on Pitney Farm and noted that he has records and photos of the garden which he would be willing to provide, if, the intent, of the town, is to restore the grounds that currently exist on the seven (7) acres. He also has a fund that is currently with the Community Foundation of New Jersey that has a modest amount of money which

he would be inclined to donate to the restoration of the Walled Garden, where his mother's and stepfather's ashes are interned. He was present at the negotiations to purchase the property and while Mr. Boden was not totally accurate, it was very clear that the intention was to use the property for municipal use and the structures on the property were going to be utilized. He expressed that there was a clear intent.

Mr. Sletteland spoke about the Transition Committee's efforts. He expressed that each time they made a presentation it was done in a professional matter and that the committee never provided any feedback or commitment. He proceeded to provide details about the condition of the property. He would like to see the gardens maintained and the area where his parents are interned treated with respect. He hopes the committee finds a balance between being responsible to the community and total neglect.

Mr. Gisser expressed his appreciation for Mr. Slettland's comments and the financial offer to restore the garden. He expressed that it has been the committee's intent to have the property become what was expressed by Mr. Sletteland.

Conversation continued among the committee and Mr. Slettland regarding the restoration of the Pitney Property and the need for communication.

Patricia Zimmerman – 3 West Main Street – Ms. Zimmerman expressed that at the last town meeting, a resident mentioned the idea of building rental properties at the Pitney Property. Ms. Zimmerman believes it would great idea for senior citizens, as well as, young adults. She hopes the committee would be supportive of rental properties, if the idea was to come up during the bidding process.

Patricia O'Brien of 3 East Ridge Road and Lauri Pettine of 24 Woodland Avenue - They are thrilled that the playground is finally coming to fruition and thanked the committee for the money for this year and next year. They expressed that the community is eager to know when they project would be complete. Mr. Cioppettini praised Ms. Bonanno and Mr. Eisenstein for a job well done on the playground.

Seeing no hands and hearing no voices, Mr. Gisser closed the meeting to the public.

13. ADJOURN

Mr. Cioppettini moved. Mr. Gisser seconded

Roll call vote: All members present voted to adjourn.

Meeting adjourned at 8:59 PM

Respectfully submitted,

Maria Coppinger
Township Clerk
Mendham Township