



**TOWNSHIP COMMITTEE  
TOWNSHIP OF MENDHAM  
JANUARY 11, 2016 – 5:30 p.m.**

**1. ROLL CALL:**

Mr. Baumann  
Mrs. Orban Brown  
Mrs. Thomas  
Mr. Tolley  
Mayor Cioppettini

**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 Daily Record, Observer Tribune and the Star Ledger on January 8, 2016. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

**4. RESOLUTION 2016-10**

**AUTHORIZING DISCUSSION WITHOUT THE PRESENCE OF THE PUBLIC**  
Motion to adopt, second, discussion, roll call vote

**5. EXECUTIVE SESSION**

Personnel  
Contracts  
Litigation

**6. ANNOUNCEMENTS**

**Boogie for Books- Library Fundraiser**

**7. APPROVAL OF MINUTES**

October 13, 2015, regular  
October 27, 2015, regular  
November 9, 2015, regular  
November 24, 2015, regular  
Motion to adopt, second, discussion, roll call vote

**8. HEARING PERSONS PRESENT**

**9. NEW BUSINESS**

**Ordinances**

**ORDINANCE 2016-1**

**ORDINANCE FOR FIRST READING**

**AN ORDINANCE OF THE TOWNSHIP OF MENDHAM IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING VARIOUS CHAPTERS AND SUBSECTIONS OF THE TOWNSHIP CODE PERTAINING TO: FEES FOR COPIES OF CERTAIN PUBLIC RECORDS; FEES FOR PERMITS; AND PENALTIES**

Motion to adopt, discussion, roll call vote

This ordinance will be on for second reading and public hearing at the February 1, 2016 Township Committee meeting

**ORDINANCE 2016-2**

**ORDINANCE FOR FIRST READING**

**AN ORDINANCE OF THE TOWNSHIP OF MENDHAM PROVIDING FUNDS FOR VARIOUS CAPITAL IMPROVEMENTS BY THE ENVIRONMENTAL COMMISSION APPROPRIATING \$16,000 THEREFORE, FROM THE GENERAL CAPITAL FUND BALANCE**

Motion to adopt, discussion, roll call vote

This ordinance will be on for second reading and public hearing at the February 1, 2016 Township Committee meeting

**Resolutions**

**RESOLUTION 2016-11**

**APPOINTING MEMBERS TO BOARDS, COMMITTEES AND COMMISSIONS**

Motion to adopt, second, discussion, roll call vote

**RESOLUTION 2016-12**

**APPOINTING ZONING OFFICER**

**RESOLUTION 2016-13**

**AUTHORIZING REFUND OF TAX APPEAL**

Motion to adopt, second, discussion, roll call vote

**RESOLUTION 2016-14**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM ENABLING RESOLUTION**

Motion to adopt, second, discussion, roll call vote

**RESOLUTION 2016-15**

**AUTHORIZING PAYMENT OF BILLS**

Motion to adopt, second, discussion, roll call vote

**10. DISCUSSION**

Chairman of Environmental Commission

Alternate member for Environmental Commission

Mendham sewer east

Mendham sewer west

Proposal on dividing responsibilities among committee members

**11. HEARING PERSONS PRESENT**

**12. ADJOURN**

**RESOLUTION 2016-10**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF MENDHAM  
AUTHORIZING DISCUSSION WITHOUT  
THE PRESENCE OF THE PUBLIC**

**WHEREAS**, it is deemed appropriate that the Township Committee discuss the matters hereafter mentioned without the presence of the public, in accordance with the provisions of R.S. 10:412b, being section 7b of the Open Public Meetings Act;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Mendham, in the County of Morris, New Jersey, as follows:

Shall be discussed by the Township Committee without the presence of the public. It is anticipated that these matters can be disclosed to the public when further action is taken in connection with the discussion.

**Attest:** January 11, 2016

TOWNSHIP OF MENDHAM,  
COUNTY OF MORRIS

\_\_\_\_\_  
Mary Beth Zichelli, RMC, CMR  
Township Clerk

\_\_\_\_\_  
Frank Cioppettini  
Mayor

Ordinance

2016-1

Scanned in Color  
Separately -

Will Redo Friday

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**TOWNSHIP OF MENDHAM  
MORRIS COUNTY – NEW JERSEY  
ORDINANCE 2016-2**

**AN ORDINANCE OF THE TOWNSHIP OF MENDHAM PROVIDING FUNDS FOR  
VARIOUS CAPITAL IMPROVEMENTS BY THE ENVIRONMENTAL COMMISSION  
APPROPRIATING \$16,000 THEREFORE, FROM THE GENERAL CAPITAL  
FUND BALANCE**

BE IT ORDAINED by the Township Committee of the Township of Mendham, in the County of Morris, New Jersey, as follows:

Section 1. The funding for the Various Capital Improvements by the Environmental Commission is hereby authorized and such cost is not to exceed \$16,000.00

Section 2. The funding for the Various Capital Improvements by the Environmental Commission is hereby appropriated from the General Capital Fund Balance

Section 3. This ordinance shall take effect following passage and publication as provided by law.

INTRODUCED:

ADVERTISED:

PUBLIC HEARING

ADOPTED:

ADVERTISED:

ATTEST:

**TOWNSHIP OF MENDHAM  
IN THE COUNTY OF MORRIS**

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**Mary Beth Zichelli  
Township Clerk**

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**Frank Cioppettini  
Mayor**

**RESOLUTION 2016-11**  
**APPOINTING MEMBERS TO TOWNSHIP**  
**BOARDS, COMMITTEES AND COMMISSIONS**

**BE IT RESOLVED** by the Township Committee of the Township of Mendham that the following appointments are made to the Boards and Commissions for the terms as indicated:

|                                                    | <b>Term Expiring:</b> |
|----------------------------------------------------|-----------------------|
| <u>Board of Health</u>                             |                       |
| Kenneth West                                       | 12/31/18              |
| <u>CDRS (Community Development Revenue Sharing</u> |                       |
| Helen Wolfmeyer                                    | 12/31/16              |
| Marian Koste                                       | 12/31/16              |
| <u>Environmental Commission</u>                    |                       |
| Susan Schmerler                                    | 12/31/18              |
| John Schmerler                                     | 12/31/18              |
| Richard Cotter                                     | 12/31/18              |
| John Mallon-alternate                              | 12/31/17              |
| <u>Historic Preservation</u>                       |                       |
| Ray Nadaskay                                       | 12/31/16              |
| Nadine Peckman                                     | 12/31/16              |
| Vanessa Brown                                      | 12/31/16              |
| Bierce Riley                                       | 12/31/16              |
| Christine Gafaell                                  | 12/31/16              |
| <u>Open Space Trust Committee</u>                  |                       |
| Ray Nadaskay                                       | 12/31/16              |
| George Hassan                                      | 12/31/16              |
| Dea Wehrlin                                        | 12/31/16              |
| Diane Tolley                                       | 12/31/16              |
| <u>Planning Board</u>                              |                       |
| Jesse Smith                                        | 12/31/16              |
| Jamie Kinsel                                       | 12/31/18              |
| Ted Maglione                                       | 12/31/17              |

Tree Protection Committee

|                      |          |
|----------------------|----------|
| Brian Hays, Chairman | 12/31/16 |
| Lorens Fasano        | 12/31/16 |
| Doug Moran           | 12/31/16 |
| Allan Phillips       | 12/31/16 |
| Matt Phillips        | 12/31/16 |

Zoning Board of Adjustment

|                  |          |
|------------------|----------|
| Ronald DeMeo     | 12/31/19 |
| George McKinnell | 12/31/19 |
| Paul Ciancimino  | 12/31/17 |

Wildlife Management Committee

|                    |          |
|--------------------|----------|
| John Mallon, Chair | 12/31/16 |
| Ross Johnson       | 12/31/16 |
| James V. Tino, Jr. | 12/31/16 |
| Evan Thomas        | 12/31/16 |
| Richard Diegnan    | 12/31/16 |
| Andrew Jacobson    | 12/31/16 |

Recreation Commission

|              |          |
|--------------|----------|
| Clare Button | 12/31/20 |
|--------------|----------|

This resolution shall take effect immediately

Adopted: January 11, 2016

Attest:

TOWNSHIP OF MENDHAM, IN  
THE COUNTY OF MORRIS

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Mary Beth Zichelli, RMC, CMR  
Township Clerk

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Frank Cioppettini  
Mayor

**RESOLUTION 2016-12**

**APPOINTING PART TIME ZONING OFFICIAL**

**WHEREAS**, there is a need for a part-time employee to do a zoning review where there is a conflict of interest with our permanent zoning official; and

**WHEREAS**, it is the recommendation of the Mendham Township Committee that Geoff Price be appointed to the position at an hourly rate of \$50.00;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee that Geoff Price be appointed to the position of part-time zoning official at an hourly salary of \$50.00 and not to exceed eight hours, effective immediately.

Adopted: January 11, 2016

Attest:

TOWNSHIP OF MENDHAM  
COUNTY OF MORRIS

\_\_\_\_\_  
Mary Beth Zichelli, RMC  
Township Clerk

\_\_\_\_\_  
Frank V. Cioppettini, Jr.  
Mayor

**RESOLUTION 2016-13**

**RESOLUTION TO APPROVE SETTLEMENTS OF REAL PROPERTY  
TAX APPEALS**

**WHEREAS**, the municipal tax assessor and tax appeal counsel have negotiated settlements of real property tax appeals pending in the Tax Court of New Jersey; and

**WHEREAS**, the settlements are conditioned upon approval by the governing body of the Township of Mendham;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mendham, in the County of Morris, New Jersey, that the following proposed settlements are approved:

1. Block 100, Lot 23 – 2014 assessment to be reduced to \$1,950,000; 2015 assessment to be reduced to \$1,865,000.

ADOPTED: January 11, 2016

ATTEST:

TOWNSHIP OF MENDHAM,  
In the County of Morris

\_\_\_\_\_  
Mary Beth Zichelli, RMC  
Township Clerk

BY: \_\_\_\_\_  
Frank Cioppettini  
Mayor

**Tax Appeal Settlement Analysis**

(Mendham Township Tax Assessor's Office)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                        |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------|--------------------------|
| <b>Block / Lot:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100 / 23                             |                        |                          |
| <b>Prop. Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | COHEN, BRUCE/ELLEN                   |                        |                          |
| <b>Prop. Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 105 MOSLE RD                         |                        |                          |
| <b>Property Type:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Residential                          | <b>Lot Size (AC):</b>  | 2.000                    |
| <b>Bldg Size (SF):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5,960                                | <b>Year Built:</b>     | 2001                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                        | <b>Total Tax Refund:</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                        | -\$7,033.55              |
| <b>Assmt / Tax History</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>TAX YR 2013</b>                   | <b>TAX YR 2014</b>     | <b>TAX YR 2015</b>       |
| <b>Docket No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 004558-2013                          | 000180-2014            | 001299-2015              |
| <b>Current Assmt:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                        |                          |
| <b>Land</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$625,000                            | \$625,000              | \$625,000                |
| <b>Impr</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$1,457,500                          | \$1,457,500            | \$1,457,500              |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$2,082,500                          | \$2,082,500            | \$2,082,500              |
| <b>Tax Rate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$1.938                              | 1.981                  | 2.027                    |
| <b>Current Annual Tax</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$40,358.85                          | \$41,254.33            | \$42,212.28              |
| <b>Ratio / Indicated Value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                        |                          |
| <b>Chap 123 Avg Ratio</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 96.69%                               | 99.15%                 | 95.62%                   |
| <b>Chap 123 Upper Lim</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.00%                              | 100.00%                | 100.00%                  |
| <b>Value @ Avg Ratio</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$2,153,800                          | \$2,100,400            | \$2,177,900              |
| <b>Value @ Upper Lim</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$2,082,500                          | \$2,082,500            | \$2,082,500              |
| <b>Val SF @ Avg Ratio</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$361                                | \$352                  |                          |
| <b>Val SF @ Upper Lim</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$349                                | \$349                  |                          |
| <b>Proposed Settlement</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |                        |                          |
| <b>Est Prop Value</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$1,950,000                          | \$1,950,000            | \$1,850,000              |
| <b>Value Settled at</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$1,950,000                          | \$1,950,000            | \$1,850,000              |
| <b>Unit Val (settled)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$327                                | \$327                  | \$310                    |
| <b>Indicated Assmt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$1,885,500                          | \$1,933,400            | \$1,769,000              |
| <b>Settled Assmt</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <del>\$2,082,500</del>               | <del>\$1,950,000</del> | <del>\$1,865,000</del>   |
| <b>Assmt Change</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$0                                  | -\$132,500             | -\$217,500               |
| <b>New Annual Taxes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$40,358.85                          | \$38,629.50            | \$37,803.55              |
| <b>Tax Dollar Change</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <del>\$0.00</del>                    | <del>-\$2,624.83</del> | <del>\$4,408.73</del>    |
| <b>Stipulated &gt; Land</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 625,000                              | 625,000                | 625,000                  |
| <b>Stipulated &gt; Bldg</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,457,500                            | 1,325,000              | 1,240,000                |
| <b>Stipulated &gt; Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$2,082,500                          | \$1,950,000            | \$1,865,000              |
| <b>Gen Comments:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Attorney &gt; Tom Olson, Esq.</b> |                        |                          |
| Property under appeal is the Classw 3A (regular assmt) portion of an overall farmland assessed property. This assmt is for the house situated on 2 acres. The farmland portion of the lot (22 acres) is not of general use to the property overall because it is traversed by several streams, rendering most of it as wetland. The property (house + 24 ac) has been listed for sale for several years, beginning at \$2,705,000, and dropping over time to the most recent listing this summer for \$2,295,000 (that listing expired in July). The house will be re-listed this spring for \$2.0M. |                                      |                        |                          |

**TOWNSHIP OF MENDHAM  
RESOLUTION 2016-14  
STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM ENABLING RESOLUTION**

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Township of Mendham (“Township”) has previously obtained a loan of 500,000 and a grant of \$3,700,000 from the State to fund the following project(s):

**1419-00-038 – Mendham Township Open Space Acquisition**

**WHEREAS**, the State and the Township intend to increase Green Acres funding by \$187,800; and

**WHEREAS**, the applicant is willing to use the State’s funds in accordance with its rules, regulations and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the above-named project;

**NOW, THEREFORE, BE IT RESOLVED BY THE MENDHAM TOWNSHIP COMMITTEE THAT:**

1. The Mayor of the above named body or board is hereby authorized to execute an agreement and any amendment thereto with the State known as Mendham Township Open Space Acquisition, and; **[Note: Please authorize only one official to sign the project agreement on behalf of the local government or nonprofit.]**
2. The applicant has its matching share of the project, if a match is required, in the amount of \$3,387,800.
3. In the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project, and;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
5. This resolution shall take effect immediately.

**CERTIFICATION**

I, Mary Beth Zichelli do hereby certify that the foregoing is a true copy of a resolution adopted by the Mendham Township Committee at a meeting held on the 11th day of January, 2016.

IN WITNESS WHEREOF, I have hereunder set my hand and the official seal of this body this 11th day of January, 2016

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*Mary Beth Zichelli  
Township Clerk*

**RESOLUTION 2016-15  
RESOLUTION OF THE TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF MENDHAM AUTHORIZING  
THE PAYMENT OF BILLS**

**BE IT RESOLVED**, by the Township Committee of the Township of Mendham, in the County of Morris, New Jersey, that the Chief Financial Officer be and hereby is authorized to pay current bills as attached hereto and made a part hereof, contingent upon the approval of the Finance Committee.

**Adopted:** January 11, 2016

ATTEST:

TOWNSHIP OF MENDHAM,  
COUNTY OF MORRIS

\_\_\_\_\_  
Mary Beth Zichelli  
Township Clerk

\_\_\_\_\_  
Frank Cioppettini  
Mayor