TOWNSHIP COMMITTEE
TOWNSHIP OF MENDHAM
February 23, 2016 – 6:00 p.m.

ROLL CALL:

Mr. Baumann	Present
Mrs. Orban Brown	Arrived at 6:20 PM
Mrs. Thomas	Present
Mr. Tolley	Present
Mayor Cioppettini	Present

Also Present: John M. Mills, III, Esq., Township Attorney
Debbie Bonanno, Township 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 8, 2016. Notice was posted on the Bulletin Board in the Township Offices and Notice was filed with the Township Clerk.

RESOLUTION 2016-27

AUTHORIZING DISCUSSION WITHOUT THE PRESENCE OF THE PUBLIC
Mrs. Thomas motioned that the resolution be approved, seconded by Mr. Tolley.
A roll call vote was taken:
Ayes: Baumann, Thomas, Tolley, Cioppettini
Nayes: none
Abstain: none
Absent: Orban Brown

EXECUTIVE SESSION

Personnel Matters

PRESENTATION

Peter Wright- Recreation director reported on the status of the Recreation department and his plans for summer 2016. His report is attached.

ANNOUNCEMENTS

The High School Mock trial team won the county championship

APPROVAL OF MINUTES

December 14, 2015, regular

Mrs. Thomas motioned that the minutes be approved, seconded by Mr. Bauman.

A voice vote was taken and all were in favor

December 14, 2015, executive

Mr. Tolley motioned that the minutes be approved, seconded by Mrs. Thomas

February 1, 2016, regular

Mrs. Thomas motioned that the minutes be approved, seconded by Mr. Bauman.

A voice vote was taken and all were in favor

February 1, 2016, executive

Mr. Baumann motioned that the minutes be approved, seconded by Mrs. Thomas

A voice vote was taken and all were in favor

REPORTS

Administrator, Debbie Bonanno reported on the accomplishments of January. They included hiring three new staff members, DPW handling a large snow storm and a water main break, hiring a Court Administrator, establishing a preliminary budget and kicking off the generator project.

DPW - Mr. Tolley reported that Mr. Read is looking into the flags for fire hydrants; whether they are necessary and if we can tamper with them since they are not owned by the Township. He also stated they have to reevaluate the costs for plowing and street lights in Woodland Lakes. The softball and baseball teams will be taking over the maintenance of the fields, which will cut down on DPW costs.

Police – Mrs. Orban Brown asked that the Committee have a thoughtful discussion on the replacement of police headquarters. Mrs. Thomas asked about a Grant that should be available. Mrs. Bonanno said they would be applying for it.

Administration – Mr. Baumann reported that the Township offices are filled with happy, hardworking people and the morale is high.

Budget – Mr. Cioppettini reported that the Finance committee will present a preliminary budget on Friday, February 26th at 6:30 PM.

HEARING PERSONS PRESENT

Dan Williams, 1 Boundary Oak Lane, spoke about his frustrations trying to sell his home. (notes attached)

Bob Wowk, 13 Cooper Road, asked that the Committee can explore the merging of the two Police departments before thinking about replacing the police building.

Peter Dumovic, 3 Shelton Road, asked the Committee to consider taking action regarding the regional schools. He reminded the Committee that he asked about the progress in August, October and now in the New Year.

ORDINANCE FOR SECOND READING
ORDINANCE 2016-4
AN ORDINANCE OF THE TOWNSHIP OF MENDHAM
REGARDING MAILBOX DAMAGE, REIMBURSEMENT

This ordinance 2016-4 was introduced and passed on First Reading at the Township Committee meeting on February 1, 2016
Mrs. Thomas moved to adopt Ordinance #2015-4 on second reading, seconded by Mrs. Orban Brown.
A roll call vote was taken:
Ayes: Baumann Orban Brown, Tolley, Thomas, Cioppettini,
Nayes: none
Abstain: none
Absent: none

NEW BUSINESS
Ordinance for first reading
ORDINANCE 2016-5
AN ORDINANCE OF THE TOWNSHIP OF MENDHAM
AMENDING BEACH FEES, AMENDING ORDINANCE 2-2010

Mrs. Orban Brown moved to introduce Ordinance #2016-5 on first reading, seconded by Mrs. Thomas.
A roll call vote was taken:
Ayes: Baumann, Cioppettini, Orban Brown, Thomas, Tolley,
Nayes: none
Abstain: none
Absent:
This ordinance will be on for second reading and public hearing at the March 14, 2016 Township Committee meeting.

Resolutions

RESOLUTION 2016-18
AUTHORIZING EXECUTION OF GRANT
OF HISTORIC PRESERVATION EASEMENT BLOCK 107 LOT 1

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas
A roll call vote was taken:
Ayes: Baumann, Orban Brown, Tolley, Cioppettini
Nayes: Thomas
Abstain: none
Absent: none

RESOLUTION 2016-23
APPROVING RAFFLE LICENSE
RALSTON WOMEN'S AUXILIARY

Mr. Tolley motioned that the resolution be approved, seconded by Mrs. Thomas.
A roll call vote was taken:
Ayes: Baumann, Orban Brown, Thomas, Tolley, Cioppettini
Nayes: none
Abstain: none
Absent: none

RESOLUTION 2016-24
APPROVING RAFFLE LICENSE
HILLTOP CHRISTIAN NURSERY
Mrs. Thomas motioned that the resolution be approved, seconded by Mrs. Orban Brown.
A roll call vote was taken:
Ayes: Baumann, Orban Brown, Thomas, Tolley, Cioppettini
Nayes: none
Abstain: none
Absent: none

RESOLUTION 2016-25
TONNAGE REPORT SUBMISSION
Mrs. Thomas motioned that the resolution be approved, seconded by Mr. Tolley.
Mr. Tolley asked to verify how our recycling tonnage is calculated.
A roll call vote was taken:
Ayes: Baumann, Orban Brown, Thomas, Tolley, Cioppettini
Nayes: none
Abstain: none
Absent: none

RESOLUTION 2016-26
AUTHORIZING PAYMENT OF BILLS
Mrs. Thomas motioned that the resolution be approved, seconded by Mrs. Orban Brown.
Mrs. Thomas asked that the bill for auto repairs be pulled until it is confirmed that the insurance company paid us already.
A roll call vote was taken:
Ayes: Baumann, Orban Brown, Thomas, Tolley, Cioppettini
Nayes: none
Abstain: none
Absent: none

DISCUSSION
The Mayor reported that a Brookside resident asked if the temporary bridge could be kept. It was agreed that it could be dangerous and after spending so much money on a new one, the Committee did not want the temporary one set up so close to the new one.

HEARING PERSONS PRESENT
Michael Merritt, 73 Mountainside Road, asked when the bridge would be finished, specifically pouring the concrete. Mrs. Bonanno reported the concrete would be poured in warmer weather.

ADJOURNMENT
The Township Committee motioned to adjourn at 8:35 PM.

Respectfully submitted,

Mary Beth Zichelli
Township Clerk

I feel very fortunate to have lived in Mendham, NJ for most of my life. Fate has been very kind to me and I do not take my good fortune for granted. In 1994 I was lucky to have qualified for the purchase of a brand new home in the new Affordable Housing 12 unit subdivision of the Mountain View development called "Mendham Knolls," which was built on the former Pitney Farm property. We have a beautiful piece of property and it has been a pleasure living here for the last 21 years. Living in Mendham Township, there is rarely a dull moment and we are not without our flaws and shortcomings. Regardless, my experience here has been extremely pleasant. As a bonus, I've been able to participate on a small scale in local politics and that experience has been both educational and enlightening. One thing that I've learned is that often it requires a controversial situation or problem to completely bottom out before the process of recovery can begin. As a member of the steering committee for "Transparency and Accountability in Government," I witnessed and participated in the process of replacing the existing Township Committee with fresh faces. Expecting instant gratification, I was disappointed to find that change does not necessarily guarantee that things will improve. Hopefully, that is a work in progress and as usual, time will tell. On the positive end, as a member of TAG I learned how to operate a digital video camera generously provided by fellow TAG member and Brookside legend, Sam Fairchild. That camera has been used since 2006 to record Township Committee meetings, viewable several times weekly on Mendham TV channel 22 and always available "On Demand" on the station's web site. I've even produced a few of those segments myself.
I want to be clear that I have nothing but praise, admiration and utmost respect for everyone who has served or is now serving as a volunteer in our special community. If there is a negative aspect, it is that, on occasion, elected Committee members are not always in agreement about how best to resolve some of the major issues, making it difficult if not impossible to move forward. People are usually driven to volunteerism because they have a specific agenda and the feeling of being in charge and calling the shots can be very intoxicating, exhilarating, gratifying and empowering. After all, we're only human and sometimes we get carried away. That said, the primary reason for my being here tonight is to speak briefly about Affordable Housing in Mendham.
In reality, what was once a wonderful opportunity for lower income citizens, has in recent years become an unraveling financial nightmare for the 26 homeowners in the Mendham Knolls' and Corners' subdivisions of Mountain View and Drakewick, respectively. In 1994, the projected

expenses for homeowners in the Mendham Knolls condominiums, described in the original prospectus documents were substantially underestimated and misrepresentative of the actual costs. There were even some significant expenses that were never mentioned, which the homeowners have had to cover for the past twenty-one years, including a defective fire sprinkler system with accompanying monitoring service and a failed sewer plant. From all indications, the need for building a new sewer plant will put each homeowner on the hook for approximately $40,000.00. Additionally, those of us living in Mendham Knolls have learned that our antiquated and problematic 22 year old fire sprinkler system will need to be replaced in the not-too-distant future. We have recently obtained a quote of $40,000.00, an amount that has a limited shelf life, depending upon when the project is actually underway. Presently, I am on a fixed income and pay most of my expenses with retirement savings. I suspect that there are others among the 26 homeowners who are in a similar predicament. These unfortunate circumstances have forced me to put my one bedroom apartment up for sale. I listed it with Morris Frank Housing on October 19, 2015 but so far have not had one qualified buyer contact me.

The odd and almost ironic part of this whole situation is that because 120 days have lapsed since I announced that I was selling my condo, combined with the fact that there are no qualified applicants on the Affordable Housing waiting list, I can sell my place to anyone for the amount established by Morris Frank Housing, $80,499.00. Even with the constantly escalating expenses, it's still the best deal in town. Presently, anyone, even if they don't meet the requirements of Affordable Housing, as long as they can come up with the $80,499.00 asking price (plus a $500.00 administrative fee that goes directly to the Morris Frank Housing Corporation), can become a homeowner at 1 Boundary Oak Lane. It sounds crazy, but a millionaire like Governor Christie could live in Mendham Knolls for the same price that someone of modest means (and who is actually qualified for Affordable Housing) would pay. That could actually happen (assuming that the Governor and I came to terms). Since Governor Christie has effectively put COAH (the Council on Affordable Housing) out of business, there is no longer a regulatory agency in New Jersey that has the authority to enforce the rules set forth in the Mount Laurel Decision. Additionally, because of the stringent requirements that a prospective buyer for an Affordable Housing unit must meet in order to be qualified, there is currently not one person on the waiting list (nor have there been for several years now). If those rules are not adjusted to improve the Affordable Housing resale process, in theory, all 38 of the Affordable Housing units could eventually be owned by very

wealthy, yet thoroughly unqualified people. The Governor makes no bones about his negative position on Affordable Housing and for it to disappear from the Mendham landscape would, in all likelihood please him. In this particular instance, he's beginning to look like a visionary. I do not know what the solution is but the current process for the resale of Affordable Housing homes is seriously flawed and if it is not rectified, Governor Christie's dream will come true, right here in the town that occasionally serves as his home. In closing, because the Township Committee is responsible for overseeing the Morris Frank Housing Corporation, I am requesting that these issues be discussed with members of Morris Frank Housing and to please include representatives from all three of the Mendham Affordable Housing communities in that process. Thank you.

Respectfully,
Dan Williams
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Mendham, NJ
07945-3050
home phone 973-543-7717