

**The Public Meeting of the Mount Olive Township Council was called to order at 7:07pm by President Nicastro.**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**President Nicastro:** In accordance with the Open Public Meetings Act, adequate notice of this meeting has been provided by sending timely notice to the Daily Record and the Mount Olive Chronicle and posting notice on the bulletin board of the Municipal Building, 204 Flanders Drakestown Road, Budd Lake, N.J. Additional notice has been posted on the Township website and Facebook page and on the outside front door of the Municipal Building and sent to those individuals requesting same.

**ROLL CALL**

**Present:** Mr. Aaron, Mr. Ferrante, Mrs. Labow, Mr. Mania, Mr. Roman, and Mr. Nicastro

**Absent:** Mr. Stewart

**Also Present:** Michelle Masser, Township Clerk; Fred Semrau, Township Attorney; Robert Greenbaum, Mayor; Andrew Tatarenko, Business Administrator; and Sherry Kolody, CFO

**President Nicastro:** Mr. Aaron, would you please make a motion to approve the Minutes from December 20, 2022, Workshop and Public Meeting, please?

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- 1. December 20, 2022, WS & PM

**Mr. Aaron:** Thank you, Mr. President. I make a motion to approve the December 20, 2022, Workshop and Public Meeting Minutes.

**Mr. Mania:** Second.

**President Nicastro:** Any discussion? Is the public . . . no. Okay. Roll Call, please.

**ROLL CALL:** **Passed unanimously**

**CORRESPONDENCE**

**LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS**

- 1. Email received December 19, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: December 19, 2022.
- 2. Email received December 21, 2022, from NOFA NJ regarding NOFA NJ Winter Conference Highlight: Grains!
- 3. Letter received December 21, 2022, from Lavery, Selvaggi, Abromitis, & Cohen, PC regarding Notice - 28 & 40 Route 46 LLC have made an application to the Washington Township Zoning Board of Adjustment for the property known as Block 4 Lot 1 located at 28 Route 46, Washington Township, Morris County, New Jersey.
- 4. Email received December 27, 2022, from NOFA NJ regarding Give the Gift of NOFA NJ!
- 5. Email received December 28, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: December 28, 2022.
- 6. Email received December 28, 2022, from Statewide Hispanic Chamber of Commerce of New Jersey regarding Opportunities for success! Learn more and share!
- 7. Email received January 3, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: January 2, 2023!
- 8. Email received January 3, 2023, from the Statewide Hispanic Chamber of Commerce of New Jersey regarding It's a new year! Opportunities await!

9. Email received January 5, 2023, from NOFA NJ regarding Learn about Community Food Security Initiatives at the NOFA NJ Winter Conference!
10. Email received January 5, 2023, from Statewide Hispanic Chamber of Commerce of New Jersey regarding Get Updates: Weekly Community Calendar.

**LEAGUE OF MUNICIPALITIES**

11. Publication received December 19, 2022, from NJLM regarding Legislative Bulletin 2022 No. 2, 2022-2023 Legislative Session Public - Laws.
12. Email received December 30, 2022, from NJLM regarding SHBP Update: No Relief in New Year.

**STATE AGENCIES/LOI/HIGHLANDS**

13. Letter received December 22, 2022, from Jayme Lynch, Project Manager, Parsons, regarding Former Amoco/BP Service Station #611 Site AKA Budd Lake Valero #611 AKA Sinclair 211 Route 46, Mount Olive (Budd Lake), Morris County, New Jersey 07828. Block: 3809; Lot: 2.02. Ground Water Remedial Action Permit #: RAP200001. NJDEP Case #: 93-01-22-1006-08 NJDEP SRP PI #: 001166.
14. Email received December 28, 2022, from NJDEP regarding NJDEP Weekly Update.
15. Email received January 5, 2023, from NJDEP regarding PI# 001166 - SINCLAIR – Remedial Action Permit.

**MORRIS COUNTY**

16. Email received December 20, 2022, from Morris County regarding October & November 2022 Minutes of the Morris County Planning Board.
17. Email received December 22, 2022, from Morris County regarding Until We Meet Again, John Bonanni! Retiring Morris County Administrator Attends Last Board Meeting.
18. Email received December 22, 2022, from Morris County regarding See PowerPoint New Trail Projects Approved for 2022 Morris County Funding.
19. Email received December 22, 2022, from Morris County regarding Application Process Open for 2023 Morris County Historic Preservation Funds.
20. Email received December 27, 2022, from Morris County regarding This Week in Morris County.
21. Email received December 27, 2022, from Morris County regarding Morris County Offices Closing 11 a.m. Today.
22. Publication received December 29, 2022, from the Morris County Heritage Commission regarding The Heritage Review, Fall 2022, Vol. 44, No. 2.
23. Letter received December 29, 2022, from the Morris County Planning Board regarding Morris County 2022 Comprehensive Farmland Preservation Plan Element.
24. Email received December 29, 2022, from Morris County regarding This Week in Morris County: Morris County to Reorganize Jan. 6.
25. Email received January 6, 2023, from Morris County regarding This Week in Morris County: Morris County to Reorganize Jan. 6.

**UTILITIES**

26. Email received December 19, 2022, from New Jersey Natural Gas regarding NJNG Public Hearing Letter & Notice: SBC GR22090574.

**President Nicastro:** We have 26 pieces of Correspondence. Does anyone have any questions on the Correspondence? Seeing none. I open the hearing . . . next item on the Agenda for first reading is Ordinance #1-2023,

**ORDINANCES FOR PUBLIC HEARING: - NONE**

**ORDINANCE FOR FIRST READING: (2nd reading January 24, 2023)**

**Ord.#1-2023** Ordinance Amending Section 3(j)(ii) And Section 3(o)(i) of Bond Ordinance #7-2022 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 9, 2022, in Order to Include Additional Projects.

**President Nicastro:** Mr. Ferrante.

**Mr. Ferrante:** Sure, I move that Ordinance #1-2023 be introduced by title and passed on first reading, be scheduled for public hearing, second reading, and consideration of final passage at a meeting to be held on January 24, 2023, at 7:00pm at the municipal building, 204 Flanders Drakestown Road, Budd Lake, New Jersey, and be published, posted, and made available by the Clerk in accordance with the law.

**Mr. Mania:** Second.

**President Nicastro:** Any discussion? Roll Call, please.

**ROLL CALL:           Passed unanimously**

**President Nicastro:** Next item on the Agenda for first reading is Ordinance #2-2023,

**Ord.#2-2023** Ordinance Amending Bond Ordinance#3-2021 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 9, 2021, in Order to Amend the Amounts of the Grants from the County of Morris and the Historic Trust Fund.

**President Nicastro:** Mrs. Labow.

**Mrs. Labow:** Thank you, Mr. President. I move that Ordinance #2-2023 be introduced by title and passed on first reading, be scheduled for public hearing, second reading, and consideration of final passage at a meeting to be held on January 24, 2023, at 7:00pm at the municipal building, 204 Flanders Drakestown Road, Budd Lake, New Jersey, and be published, posted, and made available by the Clerk in accordance with the law.

**Mr. Mania:** Second.

**President Nicastro:** Any discussion? Roll Call, please.

**ROLL CALL:           Passed unanimously**

**President Nicastro:** Next item on the Agenda is Ord. . . . first reading is Ordinance #3-2023,

**Ord.#3-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing the Acquisition of Real Property at 97 Sand Shore Road (Block 2700, Lot 51) in the Township of Mount Olive From Sand Shore Rd LLC.

**President Nicastro:** Mr. Mania.

**Mr. Mania:** Thank you, Mr. President. I move that Ordinance #3-2023 be introduced by title and passed on first reading, be scheduled for public hearing, second reading, and consideration of final passage at a meeting to be held on January 24, 2023, at 7:00pm at the municipal building, 204 Flanders Drakestown Road, Budd Lake, New Jersey, and be published, posted, and made available by the Clerk in accordance with the law.

**Mrs. Labow:** Second.

**President Nicastro:** Any discussion? Roll Call, please.

**ROLL CALL:           Passed unanimously**

**President Nicastro:** We have 18 Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mr. Roman, would you move Consent Resolutions one through eighteen, please?

**CONSENT RESOLUTIONS AGENDA:**

1. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Supporting the Dimension Renewable Energy Community Solar Projects
2. Resolution of the Township Council of the Township of Mount Olive Authorizing Participation in the LEAP Implementation Grant
3. Resolution of the Township of Mount Olive Council Authorizing Participation in the LEAP Implementation Grant
4. Resolution of the Township Council of the Township of Mount Olive authorizing participation in the Local Recreation Improvement Grant
5. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing the execution of an amendment to a historic preservation easement to the Morris County Board of Chosen Freeholders for the property located at Block 7801, Lot 14, commonly known as The Baptist Church
6. Resolution of the Township Council of the Township of Mount Olive authorizing the execution of an interlocal services agreement between the Township of Mount Olive and the Township of Washington for the provision of plumbing subcode services
7. Resolution of the Township Council of the Township of Mount Olive appointing Robert Delpizzo to the Musconetcong River Management Council and Christopher Sotiro as an alternate member for 2023
8. A resolution of the Township of Mount Olive amending the Mount Olive Township Personnel Policy and Procedures Manual
9. Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
10. Resolution authorizing the Township of Mount Olive in the County of Morris through the Mount Olive Township Police Department to participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to enable the Mount Olive Township Police Department to request and acquire excess Department of Defense equipment
11. Resolution of the Township Council of the Township of Mount Olive authorizing participation in a cooperative pricing agreement with the Hunterdon County Educational Services Commission
12. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for a professional services agreement with WSP USA, Inc. (WSP) to conduct Phase I Environmental Site Assessments at 97 Sand Shore Road
13. Resolution of the Township Council of the Township of Mount Olive approving a professional service agreement with Raymond J. Hayducka for services of a Hearing Officer \*REVISED - change of business name
14. Resolution of the Township Council of the Township of Mount Olive authorizing a "non-fair and open" contract for the purchase of a F-350 pick-up truck (Ciocca Ford of Flemington)
15. Resolution of the Township Council of the Township of Mount Olive awarding a "non-fair and open" vendor service contract pursuant to the 'Pay-to-Play' Law (M&B Septice Service dba Noah's Ark Port-a-Jon)
16. Resolution of the Township Council of the Township of Mount Olive authorizing Change Order No.1 - Final Payment for Bid #03-2022 Turkey Brook Park Synthetic Turf Soccer Field #3 (Applied Landscape Technologies)

- 17. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension (year 3/final) for RFP #01-2020 Preventative Maintenance and Support for Radio Networks and Purchase of Non-Contract Equipment and Repairs (Spectrum Communications)
- 18. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 4701, Lot 11 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor

**Mr. Roman:** I make a motion that we approve Consent Resolutions one through eighteen.

**Mr. Mania:** Second.

**President Nicastro:** Does anyone from the public wish to be heard on any of the Consent Resolutions? Seeing none. Closed to the public. Roll Call, please.

**ROLL CALL:           Passed unanimously**

**President Nicastro:** Mr. Mania, would you please move the Bill List?

**MOTIONS**

- 1. Bill List

**Mr. Mania:** I move the Bill List. Thank you, Mr. President.

**Mr. Aaron:** Second.

**President Nicastro:** Anyone from the public have any questions on the Bill List? Seeing none. Closed to the public. Roll Call, please.

**ROLL CALL:           Passed unanimously**

**President Nicastro:** Administrative Reports. Mayor. Andrew.

**ADMINISTRATIVE REPORTS**

**Mayor Greenbaum:** I'll start. I'm sure everyone already knows that Lisa Brett has given notice. She's moving on to greener pastures. We're looking at our options in terms of replacing that position and obviously we wish Lisa the best in her future endeavors and we will, you know, have something more to say in a more formal way, probably at our next Council Meeting to recognize her efforts on behalf of the Township over the last 12 years. That's all I have.

**Mr. Tatarenko:** I have quite a few more items. Unfortunately, as you all read last week, there was a press release related to the Mount Olive Football Association and some theft involved with an association member. I . . . just so the Township and the Council's aware, there is no direct oversight that the Township has over the finances of these associations. They're all 501c3s. They're non-profit, so they are responsible for their own accountability. However, in light of the situation, in working with Fred's office and the Finance Department, we've put together a best practice of financial accountability, which I'll be reviewing with all the associations in the next couple weeks to give them some guidance on some things that they should be doing moving forward to help prevent this in the future.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Andrew, is it possible to . . . I don't know exactly what you're proposing, but to have like a packet that's required by the . . . any incoming officers to just sign off that they at least have a kind of understanding? I was contacted by several residents that . . . indicating because they are on public property, that we should have, you know, more of a say. I'm not inclined to be the watchdog of the organizations but, you know, is there at least something that they, you know, they signed off that they read at least some modicum of understanding of how they should be . . .

**Mr. Tatarenko:** I don't think that's un . . .

**Mr. Roman:** . . . best practices.

**Mr. Tatarenko:** . . . unreasonable. I just . . .

**Mayor Greenbaum:** I don't know what value . . . I don't know what real value that is, Alex, because anybody with any brain whatsoever would know that if you start taking money that doesn't belong to you, that you've violated a criminal law.

**Mr. Roman:** Right. I'm talking about checks and balances, you know, because I know in certain organizations two signatures are required. So, I don't know if that's . . .

**Mayor Greenbaum:** We're not going to . . .

**Mr. Roman:** . . . what happened here.

**Mayor Greenbaum:** We're not going to start governing what the 501c3 companies do. That's not what they want. They're responsible for their own memberships. We don't run those. We don't have liability for . . . general liability for those and I think you're overstepping your bounds here if you . . . unless that's something that you want to take on. I thought you were a person who wants less government rather than more government and ultimately, Sherry's office is not going to be doing audits of the 501c3 entities anyway, unless that's something that you want to take on . . .

**Mr. Roman:** No. Not at all. I would not, as I clearly stated, I'm not looking to be the watchdog of any organization but if . . .

**Mayor Greenbaum:** You could pass something out to them. It's really, in my mind, it's really of no value. I just don't . . .

**Mr. Roman:** . . . almost like a best practices checklist. Two signatures per, you know, just . . . that at least the organizations have an understanding that there should be at least best practices.

**Mayor Greenbaum:** Of what . . . are you going to require each Council member also to sign off on such a document and every employee in the Township to sign off on a document who collects money on behalf of the Township? Where are you going to stop?

**Mr. Roman:** I'm pretty sure . . . seeing as how we do not sign checks and authorize payment, I would . . . I don't think we would be required.

**Mayor Greenbaum:** You approve bills. You approve bills. Should you be also someone who is signing off on some kind of responsibility in terms of that you're not going to sign off or vote on a bill which you have some . . . the ethical? I really think you're going down the wrong path. You can do whatever you want. It doesn't make any difference. I think you're just wasting effort here because there are a lot of people who sit up here who have served on different sporting organization boards in capacities of responsibility and I'd like to get their input if they think that this is a valuable tool that the Township should put in place. I personally think it's a complete waste of time.

**President Nicastro:** Mr. Aaron.

**Mr. Aaron:** So, I've got some personal experience in this area. I was treasurer for the Mount Olive Junior Marauders for quite a few years. Five, six years I believe it was. A tremendous amount of money goes through that organization. It is a private 501c3. I don't believe it's a responsibility of the Town. I think during my tenure, we had some experience crossing paths with the Town and it's not an organization that I believe the Town has any responsibility of stepping in to. That's from sitting in that chair. I think it's poor judgement by the board if this occurred and it's still an open situation, that it had gone on for quite a while, as I'm to understand because I was approached by quite a few people in the community because of my experience in that role. How could this happen? How could this . . .? It's the checks and balances that the organizations need to put in place. I don't think it's the Town's responsibility to step into those organizations. If you step into the sports, you step into . . . you open up an opportunity that you're required to step into all, and I think those are boundaries we have to make sure we maintain.

**Mr. Roman:** And I agree that I'm not looking to oversee it all but if we can at least give these organizations a checklist of what is best practices . . . two signatures authorization. So, whether they . . . whether they currently do or do not have those items in place, I don't think it's beyond the pale to at least give recommendations, especially if it's coming from somebody from our Finance Department or Legal Department.

**President Nicastro:** Fred has something he wants to say.

**Mr. Aaron:** There are organizations that run incredibly great programs in Town. I think of you look at some of the other organizations, they do a great job. I believe if we do anything, we present it as it's available. Come and get it.

**Mr. Semrau:** Well . . .

**President Nicastro:** Fred . . .

**Mr. Aaron:** I don't think we need to send it out, but I think if they'd like to come and get it, we might have such a document. But I don't think it's required, nor do we send it out.

**Mayor Greenbaum:** How do you do two signatures on money which is collected from sales of . . . cash sales of . . .

**Mr. Semrau:** Yeah.

**Mayor Greenbaum:** . . . of game day food. Or, you know, the money just never made it into the bank account.

**Mr. Semrau:** What I'd like to say . . . I just want to go back to what Andrew said and that is he's been working on what is just . . . I would call it best practices. Now, we're not going to oversee it or enforce it, but it has a lot of good recommendations in there. Just fundamental things that organizations . . . and when you have these turnovers and changes, if there's a group of officers in that corporation or non-profit, and look at that list, that's a real good best practice guide. I think that's really what we're trying to do.

**Mayor Greenbaum:** What happens if something's left off the best practice list and then all of a sudden the Township now is brought in that we didn't actually think about some factor. Have we now stepped into the . . .

**Mr. Semrau:** No.

**Mayor Greenbaum:** . . . into the void that's been created.

**Mr. Semrau:** No, I think what Andrew's put together . . . this is just, you know, a reminder to these organizations as to . . .

**Mayor Greenbaum:** That they shouldn't steal?

**Mr. Semrau:** . . . some of the essentials.

**Mayor Greenbaum:** That they shouldn't steal?

**Mr. Semrau:** No, some of the essentials, so you have them in place. I think it's a . . . I like what he's put together and I don't find what we've gone over to be overreaching or specific. They're just some good guidelines. Just generally speaking. That's the way I look at it. I think it . . . that sort of balances everybody's concerns, you know.

**President Nicastro:** Okay.

**Mayor Greenbaum:** I . . . okay.

**Mrs. Labow:** I have a question.

**Mr. Aaron:** Again, I suggest we make it available if they'd like to come get it, but I don't believe we should send it out. I do believe it opens us up to a lot of questions of how deep we get involved in these different organizations.

**President Nicastro:** Mrs. Labow.

**Mrs. Labow:** Thank you, Mr. President. Chuck, in your experience, do you have bylaws for this organization?

**Mr. Aaron:** I wrote them.

**Mrs. Labow:** Yeah.

**Mr. Aaron:** I don't know if they've changed since I've been out, but I've been out for six years.

**Mrs. Labow:** So, my point is, they already have best practices within the organization, and they have rules that they have to follow for a 501c3 as well.

**Mr. Aaron:** Sure.

**Mrs. Labow:** So, as much as I think Alex is trying to really please the residents who have come to him to show yeah, we're doing something for control; it's already in place. As far as I know, the organizations I've been in, the bylaws are very clear on this stuff and 501c3s are very strict. They want accountability.

**Mayor Greenbaum:** Yeah, I'm not sure that the bylaws of the football clubs, you know, have indications as to how not to steal.

**Mrs. Labow:** No, they . . .

**Mayor Greenbaum:** I'm not sure that it actually . . . I'm not sure whether or not it actually deals with the issue of the financial accounting principle.

**Mrs. Labow:** They do.

**Mayor Greenbaum:** I would imagine that the bylaws . . .

**Mr. Aaron:** It does. It stipulates . . .

**Mrs. Labow:** Yeah, they do.

**Mr. Aaron:** It . . . again, I've been out of it for a few years. I don't know if it's changed but when I wrote it, it specifically said at the board meetings there's transparency, bank records, treasurer's reports were visible and available for review.

**Mayor Greenbaum:** Yes.

**Mr. Aaron:** Of all the transactions. Again, it goes back to if the money doesn't get in. The treasurer is not necessarily hands-on for every transaction. We have concessions managers and such.

**Mrs. Labow:** Yup.

**Mr. Aaron:** So, money moves through a lot of different hands before it gets to the bank account. So, if it doesn't make it there, that's an honesty thing. That's an ethics thing.

**Mrs. Labow:** Yeah.

**President Nicastro:** And that's something that's . . .

**Mrs. Labow:** Yeah.

**Mayor Greenbaum:** I think if you really want to make a difference, you should require each of the 501c3s that are covered under our umbrella to have an annual audit of their books.

**Mrs. Labow:** If they pay for it and submit.

**Mayor Greenbaum:** They don't need to submit it. They just need to have an annual audit which is approved by their board of directors.

**President Nicastro:** Yeah. That's up to them.

**Mayor Greenbaum:** Other officers.

**President Nicastro:** That would be up to them, I assume.

**Mayor Greenbaum:** Again, I don't like getting into . . . and I know that the Township, when Chuck was talking about the Township and the Football Association having some issues, I know exactly what he's talking about and we tried to walk a very fine line even at that point in time. Not to get involved in the decision-making process of these sports organizations and it came down to, ultimately at the end of the day, that we have control over the fields and if they weren't actually going to follow what we thought was the best practices, that we weren't going to let them use our fields. Ultimately, it got resolved and it was a big to-do in terms of the Township getting involved in the sports organizations that we don't control. They're independent organizations.

**President Nicastro:** And I'm sure they're going to be paying more attention after this incident.

**Mayor Greenbaum:** I don't think the last shoe has dropped . . .

**President Nicastro:** Yeah.

**Mayor Greenbaum:** . . . to be quite honest with you.

**Mrs. Labow:** Yeah.

**President Nicastro:** That's a lot, yeah.

**Mayor Greenbaum:** I don't think we've seen the last of this.

**President Nicastro:** They'll investigate. They'll find more.

**Mayor Greenbaum:** It may actually involve other sporting organization groups as well.

**President Nicastro:** And you don't know.

**Mayor Greenbaum:** We don't know.

**President Nicastro:** We'll find out.

**Mr. Aaron:** I would like to say though, given my comments about our involvement or non-involvement, I think that if this comes out to be true, it's one of the absolute worst things you can do to trust within the Town, within the organizations, within the community . . . to have somebody in our own community let this, or do this to the other community members, it's theft at a level that you never expect or want to have happen. So, just because I don't want to see the Township get involved does not mean in any way I condone any action like this.

**Mayor Greenbaum:** So, following up. Why don't we just adopt the two standards that were put forward and what Fred had to say? Andrew's already putting it together.

**President Nicastro:** Right.

**Mayor Greenbaum:** We'll make it available to . . .

**President Nicastro:** Which is what Alex is saying.

**Mayor Greenbaum:** . . . the sporting organizations if they want to come pick it up.

**President Nicastro:** Right, it's basically the same thing, I believe.

**Mayor Greenbaum:** So, following up on Alex's suggestion, . . .

**President Nicastro:** Yes. It's there.

**Mayor Greenbaum:** . . . and what Chuck has indicated in fact that it's already being put together, we'll make it available to them if they want to come get it.

**President Nicastro:** Right. That's the best way, right?

**Mr. Semrau:** I think so. I think that works.

**Mayor Greenbaum:** Then we're not meddling in their clubs.

**President Nicastro:** Nope. But we give them the opportunity. That's fine.

**Mr. Semrau:** Because like you said, Mayor, you know, to your suggestion, there's been drafts but I think Alex had in there, he recommended an audit. You know, so it's just good to have that discussion.

**Mr. Roman:** Andrew.

**Mrs. Labow:** Andrew.

**Mr. Semrau:** Andrew. Andrew said to recommend an audit.

**Mr. Tatarenko:** Yeah, that was one of the items in there.

**Mr. Semrau:** An annual audit. So, things like that . . .

**Mr. Tatarenko:** It's not a requirement for . . .

**Mr. Semrau:** Right.

**President Nicastro:** Right, but you can recommend.

**Mr. Tatarenko:** . . . you know, if you don't do this then we're not going to fund the capital program but just . . .

**President Nicastro:** Right.

**Mr. Tatarenko:** . . . give you some best practices.

**Mr. Semrau:** Right.

**President Nicastro:** Yeah.

**Mr. Tatarenko:** Try to follow them and that's it.

**President Nicastro:** Because we work with them.

**Mayor Greenbaum:** I think it's a band-aid on a cut that's already well beyond the band-aid stage but no harm, no foul.

**President Nicastro:** No, on that I don't see it. Okay, any other Administrative Reports?

**Mr. Tatarenko:** On a positive note, we have a unique opportunity this year and moving forward to enter into some shared service agreements for CDL training. Back in February of 2022, the federal government made some changes to how CDL drivers get approved to take the test. One of our employees took the initiative to become a trainer and we're going to try to utilize him to train other departments throughout the County and generate some additional revenue. So, I already shared that with some of my colleagues and they're all jumping on the opportunity.

**President Nicastro:** Very nice.

**Mr. Tatarenko:** Also, we had a recap meeting of the Holiday Lights Spectacular. Unfortunately, the vendor didn't do as well as he thought he'd do. I think a lot of that had to do with some poor marketing and pricing decisions in the beginning and they didn't take the recommendations that we were giving them. However, they are open to coming back next year. There are a couple of changes which we want to implement but it's something that we're looking into for next year with some tweaks. Also, if you remember CGI, that was the company that did the marketing video for us. That was over three years ago, and it was a three-year contract, so, we're going to meet again and redo some videos, redo some of the content and bring it back up to speed.

**Mr. Roman:** Andrew, do we have any metrics on the videos from the website?

**Mr. Tatarenko:** I could ask them and see.

**President Nicastro:** I'm sure they must.

**Mr. Roman:** Thank you.

**President Nicastro:** Yeah, I would think so.

**Mr. Tatarenko:** And I'm not going to go into specific detail, but we did have an internal IT penetration test of our IT infrastructure and we came back with positive news. So, the IT Department did a great job in protecting our network. That's all that I have.

**President Nicastro:** Anything else? That's it, Andrew?

**Mr. Tatarenko:** Yup.

**President Nicastro:** Thank you. Does anyone have any Old Business? Does anyone have any New Business? Fred, any Legal Matters?

**OLD BUSINESS - none**

**NEW BUSINESS - none**

**LEGAL MATTERS**

**Mr. Semrau:** Council President and members of the Council, I just want to mention one of the projects we're still working on is . . . you remember back in 2019 we had a . . . 2020, we had a successful bid for the sale of the 57 acres on Continental Drive. The issue that's been a sticking point is the DEP has a restriction on the sale that we previously were advised the DEP would, for fair compensation, which was going to be much less than the \$6.75 million, release that restriction and between the Administration, our office, and the Mayor's efforts, we have been going back and forth with the DEP as they've been reluctant to release that restriction. We have a very good buyer because they've hung in there. They're waiting. We want to close this transaction and we're hoping with some more efforts, you know, Andrew met with different representatives and tried to assist to get to the directors down at the DEP who make these decisions and we've made one last attempt to go forward and get this restriction released. And again, it would be for compensation and yet . . . and that compensation, by the way, part of it would be paid for by the prospective purchaser. So, we'll keep you apprised but that's really on our radar to try to get to the bottom of this, this year. I know it's a project, you know, I can remember the day I sat here with the Mayor and the Council President, and the bids came in and how excited we were and certainly, you know, under those circumstances, again. Andrew was really, really pleased. So, we want to try to get that done and we're going to take a number of steps or we're going to come back to you because I've had this discussion with the Mayor, to talk about some legal options because we really don't want to lose this deal, obviously. So, thank you.

**President Nicastro:** Thank you, Fred. Council Reports. Mr. Aaron, I don't know if you had time or anything with the Board of Ed yet or . . .

**Mr. Aaron:** I did.

**President Nicastro:** You did. Okay.

**Mr. Aaron:** I did, actually.

**President Nicastro:** Let's hear it.

**COUNCIL REPORTS**

Board of Education Liaison Report

**Mr. Aaron:** Thank you, Mr. President. Last night, the Board of Education held their meeting. It was their reorganization meeting. So, there was an election process, there was a swearing in of new board members, newly elected board members. Antione Gayles was elected President last night of the Board of Education and Jennifer Aquino was elected Vice President of the Board of Education. The lawyer for the Board of Education went over the Ethics Act in New Jersey, specifically citing the Code of Ethics and Prohibited Acts. And that was the extent of the Board of Education meeting last night.

**President Nicastro:** Thank you, Mr. Aaron.

**Mr. Aaron:** You're welcome.

**President Nicastro:** Mrs. Labow, you have Senior Citizen, Open Space, and Board of Health.

Open Space Committee Report  
Board of Health Report  
Senior Citizen Liaison

**Mrs. Labow:** Okay. Board of Health meets next week.

**President Nicastro:** Okay.

**Mrs. Labow:** Seniors, I went to two of the meetings so far. Very . . . I love going to that group and they had their business meeting this past Tuesday and they're busy planning activities and such for the future this year and it's a very well attended meeting.

**President Nicastro:** They have a lot of people there.

**Mrs. Labow:** A lot of people there, yeah and I believe I had spoken to Andrew about getting some of these books for them over there. Was it you that I spoke to?

**Mr. Tatarenko:** I believe so. Whatever is out is what's left.

**Mrs. Labow:** Okay. Yeah, this is the Sanitation and Recycling Guide and they also asked for calendars, Township Calendars. That's something they all look forward to and I told them that they'd be in the mail next week. Let's ask Joe. Next week for the calendars? The 17<sup>th</sup>?

**President Nicastro:** Yeah, they'll be out. I believe they'll be distributed next week. I have some here, but I forgot to bring them with me.

**Mrs. Labow:** Yeah, and of course the other thing they requested was a swimming pool, Andrew.

**Mr. Tatarenko:** Don't look at me.

**Mrs. Labow:** They desperately want a swimming pool. So, and part of the problem why we don't go to Solar Sun Club was negotiations and best practices on their part, basically and that was about it for the Seniors. Last night, we had the Open Space Committee meeting and I want to thank Andrew and Tim Quinn. One of the members had called me and said one of our Open Space properties over by the landscape business on . . . behind where you are over there.

**Mr. Aaron:** On Sand Shore?

**Mrs. Labow:** On Sand Shore and that way we have Open Space property and when they were going through, scoping out where we're going to blaze more trails, they found all of these deer stands against these trees and a feeder and a couple other things and they saw some arrows. You know, and you can't exactly have people out there blazing trails if you have hunters and there was no notification and Tim went right out . . . what we did, we found out we can give them 30 days' notice to remove the stands and if they don't, we'll remove them. So, Timmy went out there and posted it on all of them and also putting "no hunting" and once those stands are down, we'll feel more confident and safer to, you know, because we're now coming up to trail blazing season. It's just a great group of people with all of the trails that they've been blazing and the boy scouts that are involved and their Eagle Scout projects. So, the other thing we're hoping to do is get an interactive kind of a map of the Town because one thing we're finding out is a lot of people don't know where the trails are to take advantage of actually, you know, using them. So, that's the next thing we're going to be working on. And Kathy Murphy and I'm not sure if . . . we got the email about Kathy Murphy being on the . . . is it a podcast, Michelle?

**Miss Masser:** I just saw the email this afternoon.

**Mrs. Labow:** Yeah.

**Miss Masser:** I don't know if it's a podcast or more of like a webinar . . .

**Mrs. Labow:** Webinar, yeah.

**Miss Masser:** . . . type thing.

**Mrs. Labow:** Kathy Murphy's our . . .

**Miss Masser:** Yeah, and there was a couple speakers. Kathy was one of them.

**Mrs. Labow:** Kathy's going to be one of them on . . . she's on our Open Space Committee and she was a Township employee for decades. So, that's it for my reports.

**President Nicastro:** Thank you, Mrs. Labow. Mr. Ferrante, anything on Environmental, Lake, or Library?

Environmental Committee  
Lake Issues – none  
Library Board Liaison

**Mr. Ferrante:** Library was holding their reorg meeting tonight. So, unfortunately, I couldn't attend that. We met . . . Environmental met last week. Lighter agenda. We spoke about some of the upcoming Planning Board applications, specifically the JAS application again, which is meeting I think this Thursday and Budd Lake Transmission. But other than that, I'll have a Library update next meeting when I get the Board of Director's meeting minutes.

**President Nicastro:** Thank you. Mr. Mania, anything on Legislative or Planning?

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** Planning Board, we have a Thursday night, this coming Thursday night meeting.

**President Nicastro:** Okay. Mr. Roman, anything on Recreation?

Recreation Liaison Report – none

**Mr. Roman:** Nothing to report.

Economic Development Committee Report – none  
Community Action Panel Report – none

**President Nicastro:** Okay. At this time, I'll open it to the public. If anybody would like to speak, please go up to the podium, state your name and address for the record.

**PUBLIC PORTION**

**Mrs. Hars:** Hi, my name is Laura Hars, I live at 13 Camelot Drive, Budd Lake, New Jersey. So, I'm here for a couple of reasons.

**Miss Masser:** Laura . . .

**President Nicastro:** Microphone.

**Miss Masser:** Laura, can you just like move . . . use the mic to move . . .

**President Nicastro:** Yeah, you can move it around.

**Mrs. Hars:** Is that better?

**Miss Masser:** Perfect.

**President Nicastro:** Yes, that's better.

**Mrs. Hars:** Yeah, I'm not that tall.

**Mr. Roman:** I know the feeling.

**Mrs. Hars:** Anyway, I've actually had the privilege of working with the Recreation Department since 1997. I know that's kind of crazy, right? But yeah, I moved to the Town in 1995 and I started, you know, teaching some exercise programs at that point. We started using the Senior Center in 1999 and it was a little tough. You know, they let me teach for them. I taught for them for free for the seniors for like about a year. So, we used it from 1999-2001 and then stopped the program and started up again in 2003. But then of course with the pandemic, you know, it was stopped until August of 2021. So, basically, the program that I have worked with Recreation on has generated revenue for the Township for over 20 years. So, I just want to mention that. And I have two public comments and I apologize; I probably should've written an email. I'd like to publicly thank Liz Meininger who is just amazing. She supports me in every way possible. She does flyers for me; she posts on the Recreation page. Any email I send her, she answers within two hours. She even one time apologized because she was at a seminar some place and said, "I can't email you back because I'm out at this seminar." Like, I mean, I don't expect somebody, I mean, you're in the corporate business world. I have people who sometimes don't answer me for three days. So, she's just really been a blessing. Also, one other thing, and you guys already know this, but we'd like to publicly thank John Geiger. He has come out like at 6:00pm at night because somebody locked their keys in the building, one of the instructors. Also, he has helped us with just little issues with the building temperature. This, that. He's extremely responsive too. Then, if you write an email, by the end of the day, he answers that email. So, I've been very well supported overall by the Town. So, I want you to know that. With Covid, I was told, you know, don't really want you in the Senior Center. There was not really a specific reason and to be honest, I didn't need to be. Right? Because I had been using the Drakes Brook building and it's kind of private. It's been kind of nice and Jill gave me like a whole place to put our equipment. So, we have all these shelves and we had equipment. Unfortunately, we've outgrown the building. Suddenly. We kind of were bordering on it but not really there and we like it. We've been fine there but we have like 11 people now. Girls. And they're not all . . . but that's my class right there. So, I would like to try and negotiate for some space. Liz was trying to find me space but because the gyms are really busy right now with basketball . . . so, I asked if I could use the Senior Center and she said the Senior Center cannot be used for exercise because food is served there. So, I found that odd because many schools I know . . . Dorota teaches in a Catholic school, and they use their gym for the cafeteria. Right, so they exercise in the same room where they serve food, and like for example, tomorrow, I'm concerned about my Zumba class. So, Liz was able to find me another space. She found me at Mountainview. But one thing I found, because we . . . and this may be more of the issue . . . we are consistent. We have four classes. So, I think part of the problem maybe was we were in that building four nights a week. So, for Recreation who has difficulty finding space, they have to go to the schools, you know, we don't have a community center, I think that might be a scheduling issue because maybe something else wanted to be in there and then, you know, they would have to move me or not put the program there. I don't really know but I'm hoping that the Township could kind of work with me because unfortunately, I have equipment and I can't issue the equipment. Like Liz said to me, "Well, why don't you give everybody a step?" Well, some people come one night, they don't come another night. Some new people might come, right? And they don't have weights and they don't have . . . you know, and the Township had been really accommodating. Okay, because a lot of towns don't have exercise and they don't have like equipment. Right? But always, the Township has given me a space where I can have my equipment. I wish the space I was in was bigger. I really do. We really like it there but I'm afraid that, you know, we're just too crowded. Last week, and that's when I came to Liz, I said last week I was in a kickbox class, and I had . . . Geeta's not here. Geeta was behind me, and I went to do a rear kick and I thought I was going to kind of kick her. So, I mean, and we only had like nine . . . we had nine people. But of course, there was two instructors. So, I'm just asking if somebody . . . and I kind of don't understand why we can't use the Senior Center. So, that is my question.

**Mayor Greenbaum:** Well, I'll start. If it's okay.

**President Nicastro:** Go ahead, Mayor.

**Mayor Greenbaum:** First of all, the information that I've reviewed, and I've always tried to work with you . . .

**Mrs. Hars:** Oh, yeah. Mhm.

**Mayor Greenbaum:** The information that I've reviewed, starts with a memo that I looked at from Jill Dagon who actually runs the Rec Department, who is not in favor of the use of the Senior Center for any type of recreation event for a number of different reasons, which Andrew is going to go through. None of which involves food, but I do understand some, perhaps, senior opposition to their building being used for anything besides senior activities.

**Mrs. Hars:** Right, right.

**Mayor Greenbaum:** Which is always a big problem. I mean it's not just the Senior Center, it's the soccer fields and the soccer club not wanting to let lacrosse use their fields . . .

**Mrs. Hars:** Mhm. Right.

**Mayor Greenbaum:** So on, and so forth.

**Mrs. Hars:** Right.

**Mayor Greenbaum:** But the information that I reviewed, and I'm going to let Andrew go through it, makes the Senior Center not an appropriate place for a number of different reasons from an Administrative standpoint from the Township's view. So, I don't know whether or not you saw the memo from Jill . . .

**Mrs. Hars:** No.

**Mayor Greenbaum:** . . . and it talks about the radiant floors. Andrew, why don't you . . .

**Mr. Tatarenko:** Sure.

**Mayor Greenbaum:** Why don't you go through the memo?

**Mrs. Hars:** Wait, can I ask you a question? I think you said for all recreation activities.

**Mayor Greenbaum:** For all sporting type . . .

**Mr. Tatarenko:** Exercise. Exercise.

**Mayor Greenbaum:** Exercise.

**Mrs. Hars:** Exercise.

**Mayor Greenbaum:** Yes.

**Mrs. Hars:** Okay. Okay. Yeah, because they have recreation things in there now.

**Mayor Greenbaum:** Yes, they do but it's different because of the nature of what's required for an exercise type program.

**Mrs. Hars:** So, but just out of . . .

**Mayor Greenbaum:** So, if we were going to run bingo in there, . . .

**Mrs. Hars:** Right.

**Mayor Greenbaum:** . . . it would be different than running Zumba or jazzercise or any type of, you know, event where there's . . . go ahead, Andrew. Why don't you go through the memo.

**Mr. Tatarenko:** Sure. Before I get into all those different reasons, just to give everybody a little bit more background, these are programs that the Recreation Department runs but in partnership with outside vendors. So, an instructor will come and say, "We want to do a Zumba program" or "We want to run a fashion design." So, these ideas come to the Recreation Department, the Recreation Department first determines does the Township have a need for that? If there is the need, then they work with the program coordinator to come up with pricing, they try to figure out what space is available, scheduling, and all that.

**Mrs. Hars:** Right.

**Mr. Tatarenko:** And we're limited on the space and scheduling and all that and if a program outgrows its . . . what we have available, then there's certain limitations that we have as a Township. But yeah, so some of the specific reasons why it's just not . . . so, when Covid happened, they weren't allowed to use the Senior Center anymore. When things started to open up again, we took that opportunity to revisit everything and find out exactly which buildings were appropriate for which programs. At that point, we determined that we don't think exercise programs should be in the Senior Center. So, one, while the food is not a direct or the only factor, we run a nutrition program out of that building five days a week. So, if there's an exercise program in there and the building is not properly cleaned or sterilized right after, then, you know, it's not an ideal situation for the nutrition program. Two, as Laura had mentioned, that John Geiger has been there on multiple times for HVAC issues. The fitness program likes to have it a little bit cooler. We keep a steady temperature in that building. It's

a big building so the heating and cooling has caused issues for us. We've actually had some pipes freeze because either the doors get left open or the windows get left open after programs, so that has caused an issue for us. Equipment. Equipment needs to be stored. There's limited space there for closets and there's no safe place to keep large equipment items and to have seniors, you know, not trip over that. So, that's somewhat of an issue. I've also been told that the equipment that was used on the floor there has damaged the senior floor. So, when we factor in all those things, we just thought that Drakes Brook Park is a better fit for the program. I understand they're growing. That's great but . . . and we've looked into other, I believe church facilities and we also suggested our firehouses. Potentially, they would allow you to use their site and I think, ideally, you know, the schools are the best. They have a gym.

**Mrs. Hars:** Well, right. Right. The schools work really well. Yeah, over the summer we used Sandshore gym. It was great. It was really nice. But, so, I want to address like some of the issues that you brought forward and keep in mind that . . . so, I did speak to Kathy Murphy today for over an hour. I'm on the Historical Society with Kathy Murphy and I've been a member of the Historical Society for 17 years. I became a member because my exercise program was in the Senior Center and that's where the Historical Society meets. And she was letting me know, and I didn't know this, but that the building should never really have been named a Senior Center. It was actually built by town funds. There was one donation from Barbara Swayze. This is what she told me. So, I think . . .

**Mayor Greenbaum:** I'm not sure why that's really relevant.

**Mrs. Hars:** I'm just mentioning that it's a public building. So, I mean . . .

**Mayor Greenbaum:** It's clearly a public building, as is this building, as is . . .

**Mrs. Hars:** Right. But what I . . .

**Mayor Greenbaum:** The Senior . . . because it's called the Senior Center, doesn't change in any way the fact that it's a . . .

**Mrs. Hars:** Okay.

**Mayor Greenbaum:** . . . public building. But it is a public building just like every other public building that is under the control and management of the Administration and the decisions that are made by Rec first, and then by the Administration second, have nothing to do with the placard that's on the wall and whether or not this room is being used for exercise or whether or not it's being done over there or at Drakes Brook. They're all public buildings.

**Mrs. Hars:** So, the Drakes Brook building is like about 15x30. So, the Senior Center is much larger. I'm not sure why I think that a building that that's small would be more appropriate for exercise than a building the size of the Senior Center, but I want to address your comments one by one. The radiant floor, yes, it definitely is warm. Never affected us as far as the exercise. The floor, as far as the floor being damaged, the floor has been there since 1999 when the building was built. I mean, I've been in that building since 1999, five-six days a week. Pretty much, other than Covid. It's a linoleum floor, I don't know . . . we do the steps. I don't know. They have rubber like things on the bottom. I've never known them to damage a linoleum floor. So, I can't really . . . that one I can't respond to. Doors have been left open in the 17 years we were in there; one Zumba instructor did leave a door open once. It was open overnight. That is true. It happened once. We did open the doors, to your point, when we were exercising in there, but we certainly can compromise. We don't need to open the doors, but we did open the doors for the one hour that we were in the building from 6:00pm to 7:00pm. I'm not quite sure how that would affect the heating for like the next day and we were in the building for 17 years. So, I'm kind of struggling with some of those comments. I know the seniors definitely didn't like us being in there, but I don't think the seniors . . . there's about five seniors and when I say, Rob, about the Town funding the building, there's 29,000 residents and I think for in a town of 29,000 residents, there should be some facility that you could fit 11 women.

**Mayor Greenbaum:** Yeah, maybe I should build one.

**Mrs. Hars:** No, but why could we use the building for 17 years, would it all of a sudden not be appropriate?

**Mayor Greenbaum:** You know, the contrary of that is true as well. We've looked at everything and if we felt that it was appropriate, why wouldn't we allow you to do it? But I've relied upon what Recreation is telling me, what my Administrator is telling me, and some of it makes sense to me, some of it, you know, obviously is, you

know, a . . . maybe a one-time episode. The door being left open. I don't know but, you know, all of the factors which are coming to me for evaluation are against the use of that building for exercise type recreation activities.

**Mrs. Hars:** Because the radiant flooring . . .

**Mayor Greenbaum:** Because Rec is against it.

**Mrs. Hars:** Oh, because Rec is against it.

**Mayor Greenbaum:** Well Rec is against it. The Seniors are against it. We have limited buildings in Town that we can use for different activities. They do run a nutrition program in there five days a week and eating and exercising . . .

**Mrs. Hars:** Five days a week?

**Mayor Greenbaum:** Five days a week they run the nutrition program out of that building.

**Mrs. Hars:** It used to be three days.

**Mayor Greenbaum:** It's five. What I'm being told is . . .

**Mr. Tatarenko:** Right.

**Mayor Greenbaum:** . . . it's five.

**Mrs. Hars:** I think they do the Meals on Wheels two days, and they serve meals three days. It used to be Monday, Wednesday, Friday.

**Mayor Greenbaum:** You know what, I'm not there.

**Mrs. Hars:** Yeah.

**Mayor Greenbaum:** I'm not there. I don't get down . . . generally, I don't micromanage what's going on. I take the information which is given to me.

**Mrs. Hars:** But why, if in 17 years, we were there . . . did someone get sick because we were using the building?

**Mayor Greenbaum:** No, I don't think that's the case. It just came down to an evaluation of how the building's being used, when it was evaluated, how the building's being used when it stopped and whether or not we want to continue with the exercise program in that building, which from all factors being given to me, are that we do not want to continue other than your desire and your group's desire . . .

**Mrs. Kearny:** And ours.

**Mayor Greenbaum:** Yes, and the group's desire. Yes. I understand that and I always try and facilitate some type of thing that we can benefit as many people as we can who use a program; a building and I recognize that. I'm not trying to . . . it's a wonderful group that you have. It's a wonderful exercise program. It's something to be applauded and encouraged. I understand all of that and I'm not being specific against your group, only the uses of that building and where we see it going in the future and, you know, based upon the recommendations that I'm getting, it makes sense to me as to not run activities in there where people are going to be sweating. That's the bottom line. It's not . . .

**Mrs. Hars:** Does anybody else want to speak?

**President Nicastro:** Well, if you have something . . . yeah, you can go up. If you have something to say, you just have to go up and state your name and address.

**Mayor Greenbaum:** I'm getting tag teamed today. Mr. Hars.

**Mr. Hars:** Patrick Hars, 13 Camelot Drive, married to my wife Laura. I'm not a member of the program, unfortunately, but I'll tell you, my wife has run this program since 1999 and you can look in your records, there's probably not one recreational program that has lasted that long. Okay. If you look at that program, all

right, each and every year, how many women came out of that program and succeeded in life in losing weight and keeping their health steady. Let me finish. Let me finish. All right? And the fact is, is that I've met with other mayors to fight for this program because this program, quite honestly, I feel, is kind of like a stepchild in the Recreation Department. Okay? I don't believe it's received the support that it should receive over the years, and I've witnessed it. Okay? And the fact of the matter is, is that this program has operated for 17 years. We had Covid and then Covid came, and nobody could use the building and that was a perfect opportunity to get the program out of that building. Okay. You can talk about nutrition and sweating and all that kind of stuff. What type of facts do you have that that's even going to cause any health issues?

**Mayor Greenbaum:** I don't have any facts. I don't mean to interrupt you. I don't have any facts other than, you know, my general common sense that necessarily having seniors in one location where food is being served on a daily basis and then having an exercise program in the same space, doesn't seem to make the most sense to me and leaving that aside, I consider you and Laura both to be friends of mine. We've always had a wonderful relationship. I've always loved seeing you around the Town. So, this isn't a situation . . .

**Mr. Hars:** No, I know it's not personal, but the fact of the matter is . . . the fact of the matter is you've got 17 years of there and they had those nutritional programs running for 17 years and you never had an issue. Now you've got an issue.

**Mayor Greenbaum:** No. It starts with the Rec program, which is where you actually run through, and the Rec program is coming back and saying it's not an appropriate use for that particular building to start with. So, I mean, that's where I have to start my analysis is Rec's taking a look at the issue in much greater detail than I have and has made the determination that it's not an appropriate space.

**Mr. Hars:** It was . . . but . . .

**Mayor Greenbaum:** I'll tell you what I'm going to do. I'm going to ask that the Rec Advisory Committee take a look at the issue. So, you can present it to the Rec Advisory Committee. The Recreation Director runs it, and you can come back after they've given their recommendation with a little bit more detail and we'll reevaluate the issue based upon the Rec Advisory Committee's recommendations. I think that's a fair compromise.

**Mr. Hars:** That's a good next step. I think that's a good next step.

**Mayor Greenbaum:** The Rec Advisory Committee is made up of a number of . . . Alex, you're on the Rec Advisory Committee?

**Mr. Roman:** Correct.

**Mayor Greenbaum:** And there are a number of residents not connected to Mount Olive Government. What they come back with is only going to be a recommendation. They certainly have no power, and I don't believe that this governing body has power with respect to the use of the municipal buildings. I think it falls within administrative functions.

**Mr. Hars:** Mhm.

**Mayor Greenbaum:** But, again, you know what? You guys are my friends. I like to encourage a wonderful program like the exercise program. I am all in favor of exercise. If I had a, you know, gym here, you guys would be . . . you know, have your own space, your own closet, and good to go. That's not the point. So, make your case to the Rec Advisory Committee. You can contact Andrew and find out when the next . . . or Jill. Jill's the best person. Find out when the next Rec Advisory Committee meeting is and let's see what recommendation comes out of the Rec Advisory Committee because as you said, I don't have any facts as I sit here.

**Mr. Hars:** Yeah.

**Mayor Greenbaum:** I only have a memo that was provided to me, of different anecdotes of why this is not an appropriate space for the program. I know the seniors, which is a much larger group than you guys are . . . I'm not saying . . . the fact that it's called a Senior Center doesn't mean that it's just for the seniors.

**Mr. Hars:** Right.

**Mayor Greenbaum:** But they primarily . . . that's their home . . .

**Mr. Hars:** Mhm.

**Mayor Greenbaum:** . . . for their activities. They're not in favor of this, but as I said, let's see what the Rec Advisory Committee comes up with in terms of their recommendation based upon the facts which you can provide them. Do you know when the Rec Advisory Committee meets next?

**Mr. Roman:** Unfortunately, I do not. I just checked the email to see for our next meeting and I have not been alerted.

**Mayor Greenbaum:** Well, Jill will be able to tell you when the next Rec Advisory meeting is and we'll pick it up again after we get a recommendation from the Rec Advisory Committee. Then you can present everything that you have to them.

**Mr. Hars:** Good. Well, maybe something could be worked out there.

**Mr. Roman:** We do not meet monthly. So, we meet sporadically throughout the year but there is a provision in that if there's . . . if it is so required, the Recreation Advisory Committee can meet sooner. So, if our next meeting isn't scheduled say for March . . .

**Mayor Greenbaum:** I'm going to refer this to Rec Advisory Committee and ask that a meeting be convened of the Rec Advisory Committee as soon as possible to discuss this issue.

**Mr. Hars:** Perfect.

**Mayor Greenbaum:** We're not wasting any time. You know, my position right now is against allowing an exercise program in that building but I'll listen to what the Rec Advisory Committee has to say, and you know, it should be a lot more fleshed out when it comes back to me at that point.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Andrew, for the proposed Health and Wellness Center, is there going to be thought put into the planning stage of putting in a space that may in the future accommodate such activity?

**Mr. Tatarenko:** Not at this point anymore, no.

**Mayor Greenbaum:** What happened, obviously, is that the project has been way scaled down based upon financial factors. So, the . . . it's going to be limited space, but we'll take a look at it and it's, you know, it's so far down the road for this group that it's not really a current fix.

**Mr. Hars:** And the other thing is this group is open to the public. You know, it's open to the Town. It's just not this group, you know.

**Mayor Greenbaum:** No, I understand that.

**Mr. Hars:** You know, for the record.

**Mayor Greenbaum:** I don't want to discourage participation. I want to encourage the participation.

**Mr. Hars:** Especially Recreation. That should be a core program in Recreation with the health of the nation . . .

**Mayor Greenbaum:** I don't run the Recreation . . . I mean . . .

**Mr. Hars:** I understand that.

**Mayor Greenbaum:** I do. I do.

**Mr. Hars:** Yup.

**Mayor Greenbaum:** You know, the buck stops with me . . .

**Mr. Hars:** Right.

**Mayor Greenbaum:** But ultimately, I let Rec run with it . . . and that's why Rec works. Because they don't have people like me getting involved with . . .

**Mr. Hars:** Micromanaging it. Yeah.

**Mayor Greenbaum:** . . . micromanaging . . .

**Mr. Hars:** I understand.

**Mayor Greenbaum:** . . . their programs.

**Mr. Hars:** Yup.

**Mayor Greenbaum:** So, you know, at one point, I told them to do an event that lasted like two years. It wasn't . . . it didn't work and I just, you know, we did that bicycle, that, you know, Tour de Mount Olive.

**Mr. Hars:** Oh, yeah. I remember that.

**Mayor Greenbaum:** And it just didn't . . . it didn't work. So, I let . . .

**Mr. Hars:** Yeah.

**Mayor Greenbaum:** . . . Rec do what Rec does and they do a very . . . you know, Jill and Liz are just wonderful at running the program.

**Mr. Hars:** Absolutely.

**President Nicastro:** So, we can request a meeting. That would be the best idea. Request a . . .

**Mayor Greenbaum:** Well, I'll have Andrew contact . . .

**President Nicastro:** Yeah.

**Mayor Greenbaum:** . . . speak to Jill and say . . .

**President Nicastro:** And then get it from there and then we can . . .

**Mayor Greenbaum:** . . . the Mayor's referred this to the Rec Advisory Committee . . .

**President Nicastro:** Yup and then we can take it from there. That's a good idea, Mayor.

**Mr. Hars:** Okay. Very good, thank you.

**President Nicastro:** Thank you.

**Mrs. Labow:** Joe.

**President Nicastro:** Yes . . .

**Mrs. Labow:** I just wanted to say one thing with the seniors. What I got . . . request from them all the time, the issue they had was the equipment that was stored in the Senior Center, and it was a problem for them. It's not easy to get around to begin with and so, that . . . that would be . . . there's not enough room there. The two rooms that they used to have in the back are now taken over by two of the staff in the Health Department. So, they lost even more space that they can't have, so, they just adjust to that but . . .

**Mayor Greenbaum:** Well, I'm also, just so we're clear, I'm also going to have Jill reach out to the President of the Senior Club so that they can participate in the discussion as well. I'm not trying to blindside you, but if we're going to get a resolution on this issue, we should have everyone's input into the discussion, I think.

**Mrs. Labow:** Yeah, and that was the part that . . .

**President Nicastro:** Thank you.

**Mrs. Labow:** . . . concerned me, was the equipment because I saw it myself on the . . .

**President Nicastro:** Yeah.

**Mrs. Labow:** I'm a klutz. I mean, I tripped over some of the stuff to begin with. They had . . . you had a lot of the steppers were under the shuffleboard over there and that was . . . they couldn't get the board; they couldn't play because they couldn't get it out, but this is what they were telling me.

**President Nicastro:** They'll go through, I guess . . .

**Mayor Greenbaum:** Laura, I don't think you need to respond to it.

**President Nicastro:** Yeah . . . the Advisory . . .

**Mayor Greenbaum:** It's going to go to Rec Advisory.

**President Nicastro:** It's going to go to Rec Advisory, which will be . . .

**Mrs. Labow:** I just wanted . . .

**Mayor Greenbaum:** You can respond.

**Mrs. Labow:** Yeah.

**Mayor Greenbaum:** I don't want to cut you off.

**President Nicastro:** But you can state your name and address. Yeah. Could you state your name and address for the record, please?

**Mrs. Labow:** I just wanted to give the reason why . . .

**President Nicastro:** That's fine.

**Mrs. Labow:** . . . the seniors . . . they don't, you know, they don't know.

**President Nicastro:** You could state your name and address for the record.

**Mrs. Kearney:** My name is Dorota Kearney and I live at 1 Tutbury Court in Morris Chase. I moved here from Mendham about 11 years ago now and I was so happy to find that there is a Rec Department exercise program. I came from Mendham where you have to pay huge amounts of money for everything and I'm like oh my gosh, I have this small monthly fee and I have exercise every day. It came out to be like \$2.00 per class, which was amazing and what it has done for me was amazing. I'm 63 years old. Every member of my family had hips replaced and different body parts replaced, except for me. As soon as I have any little bit of an ache, I go to Laura's even more and it helps, and my cholesterol is going down. It's not going up and I do attribute this to this wonderful woman and everybody else. The friends I've met from different backgrounds . . . comradery is unbelievable and what makes me sad about this smaller place . . . it's a great place and we make it work but we've had women quit because it's too crowded. It's a little bit unsafe. You know, it just is crowded and now we are a smaller group, but I think I have met over the years, I don't know, probably 50 or more women that I bump into ShopRite and say 'Oh! You know, why aren't you with us anymore?' 'Well, you know, Covid and now we don't know where you are. Well, you know.' And as far as equipment, we can definitely organize. We can do better. Actually, those little wipes that we all found out during Covid; we've been using those for years. We've been always wiping the equipment and floors around us and everything. We've had those Clorox wipes before anybody heard about them. We can do more. We are all women, we are mothers, we run households. If we need to do better organizing, we certainly can. I think we were on the way to get rid of these big balls and replace them with small medicine balls and weights and we can organize as much as we can. So, that's all I wanted to say. Thank you, very much.

**President Nicastro:** Yes. Thank you and Laura knows I've been working with you as well. We try to help you, and everybody does and I think . . . nobody is disputing the program at all. It's just a question, as the Mayor said. Let's get the Rec Department for the advisory. Let's see what they come back with because we can't make any decisions here this evening and we'll have to get it to the Rec Department and let them, the Advisory Committee come and then you can, you know, we'll see what happens from there.

**Mrs. Hars:** I just . . . the only thing I want to say is some of the issues, Colleen, that you brought about like with the seniors, I feel we could've fixed those but they were never brought to my attention. Ever. They were never brought to my attention. I think one time one of the instructors put the step back and it was sticking out and that's what you're talking about because under the shuffleboard table, and it's kind of funny, because I went

in there recently, last Saturday when there was the food drive up there and that skirt that's around that table, that skirt was made in 2010. I don't think it's been off that table in 13 years. It was made by one of the members, Kathy Morris, who lives in South Carolina now and we put the steps . . . there's no really, as far as like equipment, we would only need under that shuffleboard table. That's it. The steps. Like Dorota said, we're not using the big balls anymore. We can get rid of those. We don't need the closets. I think the seniors did not like those balls in the closet. It took up their space. That was one thing and then I think, like I said, people were not always careful enough to always push . . . there's plenty of room underneath the shuffleboard table. That's the only equipment we have is the steps and the other thing I want to point out, we don't always need to use that space. Okay? Like if we could use a gym for the . . . we're going to have two Zumba classes and for . . . we have kickbox class. We don't use equipment in those classes. We only use those steps in three classes. If we were able to use the Senior Center on Saturday, Sunday, and Tuesday or whatever night works. That's all we need. We don't need it.

**Mayor Greenbaum:** That would have to be worked out with the Rec Department.

**President Nicastro:** Yup.

**Mrs. Hars:** Right, but what I'm trying to say . . .

**Mayor Greenbaum:** What I'm trying to say . . .

**Mrs. Hars:** . . . is it's the spirit of compromise.

**Mayor Greenbaum:** Yes, I hear you. It needs to be brought up at the Rec Advisory Committee . . .

**President Nicastro:** Correct.

**Mayor Greenbaum:** . . . with the senior group representative . . .

**Mrs. Hars:** Right.

**Mayor Greenbaum:** . . . and the recommendation out of the senior group that you can come up with whatever recommendation.

**Mrs. Hars:** I won't be here. I'm leaving to go to Florida on the 15<sup>th</sup>.

**President Nicastro:** Well, you can schedule it already. I mean, schedule it when you're here or whatever you want.

**Mrs. Hars:** Well, if you . . .

**Mr. Ferrante:** Can you do virtual?

**Mrs. Hars:** . . . could do a Zoom, I can be on the Zoom.

**President Nicastro:** Okay.

**Mrs. Hars:** Everything we do with the program runs online. Registrations online, . . .

**Mayor Greenbaum:** I'm sure . . .

**Mrs. Hars:** . . . everything is by phone or email with Liz . . .

**President Nicastro:** I'm sure we can work around it.

**Mrs. Hars:** I don't need to be here. Liz knows I have other instructors.

**Mayor Greenbaum:** Yeah, we can do . . . we could have it done by Zoom.

**Mrs. Hars:** Okay.

**President Nicastro:** You can work around that, Laura.

**Mayor Greenbaum:** And I'd like to bring it back, you know, . . . what meetings do we have in February? I know I'm away.

**President Nicastro:** Oh, what dates we have? I think we're on the 24<sup>th</sup> and the . . . oh, where's the calendar?

**Mr. Ferrante:** The 7<sup>th</sup> and 21<sup>st</sup>.

**President Nicastro:** Is it the 7<sup>th</sup> and 14<sup>th</sup>?

**Mayor Greenbaum:** The 7<sup>th</sup> I'm away.

**Mr. Ferrante:** The 21<sup>st</sup>.

**Mayor Greenbaum:** The 21<sup>st</sup>.

**Mrs. Hars:** The problem is I don't think there's gym space. Believe me, Liz, these last few days has been looking for me.

**Mayor Greenbaum:** I completely understand that.

**Mrs. Hars:** She hasn't been able to find anything.

**Mayor Greenbaum:** Gym space is a premium.

**Mrs. Hars:** Yeah.

**President Nicastro:** Yup.

**Mrs. Hars:** Yeah. She found me the all-purpose room for tomorrow for Zumba. You know, but the only problem for us, like when you have an ongoing program, you can't be one place one day and one place another. You know, you have to have it consistent for each day. Monday we're here, Tuesday we're here, so it's a consistent thing. Otherwise, people will show up in the wrong place and get annoyed.

**President Nicastro:** Get all mixed up.

**Mayor Greenbaum:** Alex . . .

**Mrs. Hars:** Right.

**President Nicastro:** Yup.

**Mayor Greenbaum:** . . . how quickly do you think you could get a meeting together? Well, we'll have Jill set something up.

**Mr. Roman:** We'll have Jill because . . .

**President Nicastro:** Yeah, and then . . .

**Mr. Roman:** We technically meet on Wednesdays, you know . . .

**Mayor Greenbaum:** Maybe next week?

**Mr. Roman:** Next week I will be away.

**Mayor Greenbaum:** This could be by Zoom.

**Mr. Roman:** Yeah, we have been meeting by Zoom but the difficulty with Zoom as we can tell with these discussions is when you got the Brady Bunch thing on the TV, it's difficult to engage in a conversation.

**Mayor Greenbaum:** When are you . . .

**Mr. Roman:** So, I would prefer to have an in-person meeting because it allows for . . .

**Mrs. Hars:** Not to till May.

**Mr. Roman:** Let's . . .

**President Nicastro:** We'll work on it and we'll be in touch with you guys and get it scheduled, Laura. That'll be easier.

**Mayor Greenbaum:** There'll be a way for you to participate, even if it's a live meeting.

**President Nicastro:** Yeah, one way or another. We'll work it out. I think we have it both ways. Take . . . Okay. All right, thank you for that. Let's see, anyone else from the public wish to be heard at this time? Seeing none. Close it to the public and we'll go down the line for Council Comments. Mr. Aaron. Any comments?

**COUNCIL COMMENTS**

**Mr. Aaron:** Just to loop back to our earlier discussion. I did . . . I will offer if one of the sports programs, going back to what we were talking about, I've got a lot of experience. If I can offer that in any way if somebody steps forward and they'd like some advice and I mentioned, Andrew, I'd be more than happy to sit down with any of the rec programs and pass on my experience of what I did to hopefully help them out.

**President Nicastro:** Thank you. Mr. Ferrante.

**Mr. Ferrante:** I just want to thank you guys for coming out tonight. It was pretty eye-opening for me, at least, and I think I'm pretty confident that we could all come to a good solution. Hopefully, sooner for you guys.

**President Nicastro:** Mrs. Labow.

**Mrs. Labow:** Yes, I also wanted to thank all of you for coming and Laura for all the years that you've put into this. We've talked about it for many, many times over the years and I think we'll have, you know, be able to work it out but I was thinking the firehouses seem like a really, you know, possibly a good solution because if they're not . . . either Flanders Firehouse or Budd Lake Firehouse with the meeting rooms that they have.

**Mrs. Hars:** Isn't it private?

**President Nicastro:** Well, you can't . . .

**Mr. Roman:** You can't talk . . .

**President Nicastro:** You can't speak from there, so . . .

**Mayor Greenbaum:** Yes, it is private.

**President Nicastro:** Yeah.

**Mrs. Labow:** It is private.

**Mayor Greenbaum:** Laura, it is private.

**President Nicastro:** Yeah, it's private.

**Mayor Greenbaum:** It's owned by the association.

**Mrs. Labow:** But they can make . . . they can discuss it with you.

**President Nicastro:** Well, the Rec Department, they can go through that with you.

**Mrs. Labow:** Yeah, go through the Rec Department and . . .

**Mrs. Hars:** In the past, we used churches. I used the First Aid Squad building one time, but I'll tell you the first aid squad, they don't want you in there. I only was able to use the First Aid Squad building when John Morris was the captain because we knew John. All right, so, I don't think the Budd Lake Firehouse . . . like if my son was a fireman, maybe, you know, but . . . it's a regular program. I think part of the problem that Recreation has had even letting us use the Senior Center, and this is understandable from Jill's point, is it's four nights a week.

**Mr. Tatarenko:** Mhm. That's a lot of time.

**Mrs. Labow:** Yeah.

**Mrs. Hars:** Do you see what I'm saying? It's four nights a week. So, what I'm trying to say is we need to compromise. Maybe we need to change the time. Maybe she says, "Okay, you know, most programs start at 6:30pm. You need to have your classes at 5:30pm." Whatever. We'll compromise.

**President Nicastro:** And that's . . . yeah. You can talk about that with the Committee.

**Mrs. Hars:** Right.

**Mrs. Labow:** Yeah.

**Mayor Greenbaum:** It's the recommendation.

**President Nicastro:** Right.

**Mayor Greenbaum:** If it's all hashed out at the Rec Advisory . . .

**President Nicastro:** Right.

**Mayor Greenbaum:** . . . Committee and it comes back and says that they've negotiated this and everybody's on board, and Rec is on board, and it comes back to me that everybody's on board, then it's an easy decision because I base my decisions on what's coming up to me from the different groups.

**President Nicastro:** Right.

**Mrs. Hars:** Right.

**Mayor Greenbaum:** So, ultimately, that's where it needs to be hashed out and, you know, I'm basically going to follow the recommendation of what comes out of the Rec Advisory Committee.

**Mrs. Hars:** Just lastly, one thing to consider. The program offers privacy for women, okay? As opposed to a gym. It's that you're exercising in a private space and some women don't want to be in a gym. Okay? So, that's kind of why, you know, it's successful. Right. Right. So, Aiysha wears a hijab. Okay? That's her culture. That's her religion. If she's in a gym, she has to keep that on. In our program, she can take her hijab off. All right. So, it's nice for her. Right? Because it's private. It's not . . . we have a lot of women. A lot of women don't want to be in a gym surrounded by other people in that competitive environment. So, that is one thing and I just want to appeal to you and say that's something as a Township that we offer that not every other Town offers, and our group is inclusive and diverse, and we think that's important for the Town too. So . . .

**Mayor Greenbaum:** I don't disagree with anything that you've said.

**President Nicastro:** Thank you.

**Mrs. Hars:** Right, but we can't grow at Drakes Brook. We have to . . . so that would be the only other solution.

**President Nicastro:** And that's for the Committee.

**Mrs. Hars:** If we have to stay in Drakes Brook, then we have to limit our membership size. That . . . and that's our other option. We just don't grow.

**President Nicastro:** Well, bring these all up, Laura, to the Committee. That's all I'm saying.

**Mr. Roman:** I think you're wasting all your arguments here.

**President Nicastro:** Yeah, because we can't decide.

**Mr. Roman:** Let's save them for the Recreation Department.

**President Nicastro:** Yeah.

**Mrs. Hars:** Who are the people on the Recreation Advisory Committee?

**President Nicastro:** Residents.

**Mr. Roman:** Oh, it's secret. Nobody knows.

**Mayor Greenbaum:** Appointed residents.

**President Nicastro:** They're just residents in there. So, yeah, that's the case where to go with it. Who was I up to? Mr. Mania.

**Mr. Mania:** Thank you, guys, for addressing the Mayor and Council. Your points were well taken this evening. Thank you.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Once again, I do like to thank you for coming. Being now that this is our second in person meeting, I'm glad to see participation . . .

**President Nicastro:** Yep.

**Mr. Roman:** . . . in-person and I hope to be able to, along with the rest of the Recreation Department, to come up with a solution that benefits all interested parties. I also want to take this opportunity to wish happy birthday to our DPW Director Tim Quinn . . .

**President Nicastro:** You took it away from me?

**Mr. Roman:** You know, he's definitely one of those employees that if he did not do his job, I think all of us would notice immediately. So, . . .

**Mrs. Labow:** Yes. Absolutely.

**Mr. Roman:** I'd like to thank him and wish him a happy birthday and that's all I have.

**President Nicastro:** Well, I'll ditto everything because we don't want to repeat everything, so, I will say happy to see everybody here. Good to see you guys and thank you. I can't say happy birthday . . . well, I can say happy birthday to Mr. Quinn because I was going to do that anyway. Other than that, I have nothing else. Do we have a motion to adjourn?

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 8:15pm.

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Joe Nicastro, Council President

I, Susan Gouveia, Deputy Township Clerk of Mount Olive do hereby certify that the foregoing Minutes are a true and correct copy of the Minutes approved at a legally convened meeting of the Mount Olive Township Council duly held on February 7, 2023.

js

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Susan Gouveia, Deputy Township Clerk