

The Public Meeting of the Mount Olive Township Council was called to order at 7:28pm by President Nicastro.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

**President Nicastro:** In accordance with the Open Public Meetings Act and the Emergency Remote Meeting Protocol for Local Public Bodies, adequate and electronic notice of this remote meeting has been provided by sending notice to the Daily Record and Mount Olive Chronicle, posting notice on the Township website and Facebook page, posting notice on the outside front door & bulletin board of the Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, NJ, and sending notice to those individuals requesting same.

Members of the public will be kept on mute during the meeting. If you would like to speak during the designated public comment portion, press 9 on your telephone or the “raise hand” icon on the Zoom app and wait to be recognized by the host, who will unmute you to speak. When you are done commenting, you will be muted again. There is a 5-minute limit on all public comments.

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

**Absent:** Mr. Amianda

**Also Present:** Michelle Masser, Township Clerk; Sue Sharpe, Township Attorney; Gary Higgins, Auditor; Robert Greenbaum, Mayor; Andrew Tatarenko, Business Administrator; and Sherry Kolody, CFO

**President Nicastro:** Mr. Ferrante, can we have the approval for the Minutes of the previous meetings, November 1, 2022, Workshop, Public Meeting, and Closed Session, please?

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 1. November 1, 2022 WS & PM and Closed Session (Absent: C. Labow)

**Mr. Ferrante:** Sure, I make a motion to move the November 1, 2022, Workshop, Public Meeting, and Closed Session Minutes.

**Mr. Mania:** Second.

**Mr. Roman:** Second.

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

**ROLL CALL:** Passed with the exception of Mrs. Labow, who abstained on the November 1, 2022, WS, PM, & CS Minutes

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

- 1. Email received November 1, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding Don't think twice! This is the sign!
- 2. Email received November 1, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding Meet the Awards Gala Awardees 2022!
- 3. Email received November 1, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: November 1, 2022.
- 4. Email received November 7, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: November 7, 2022.
- 5. Email received November 8, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding Disaster preparedness, recovery and resiliency; add this to your business action plan!

6. Email received November 14, 2022, from NOFA NJ regarding Veterans Day – Veteran Farming Resources.
7. Email received November 11, 2022, from Statewide Hispanic Chamber of Commerce of NJ regarding ChamberNews - November 11, 2022.
8. Letter received November 14, 2022, from Raritan Headwaters regarding Raritan Headwaters Association's 32nd Annual Stream Cleanup.
9. Email received November 15, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: November 15, 2022.

**RESOLUTIONS/ORDINANCES OTHER TOWNS – NONE**

**LEAGUE OF MUNICIPALITIES**

10. Email received October 28, 2022, from NJLM regarding SHBP Labor Campaign; Best Practices Due; 2023 Census Survey.
11. Email received October 28, 2022, from NJLM regarding SHBP Labor Campaign; Best Practices Due; 2023 Census Survey.
12. Email received November 1, 2022, from NJ Municipalities Magazine regarding November Issue-Grants.
13. Publication received November 4, 2022, from NJLM regarding Legislative Bulletin 2022 No. 1.
14. Email received November 4, 2022, from NJLM regarding SJBPA Relief Coalition, In-Person Court, ARPA Briefing.
15. Publication received November 9, 2022, from NJLM regarding Legislative Bulletin 2022, No. 1.
16. Email received November 9, 2022, from NJLM regarding White House Rural Partners Call; Conference Connections.

**STATE AGENCIES/LOI/HIGHLANDS**

17. Letter received October 31, 2022, from GPI regarding NJDEP Application for Freshwater Wetlands General Permit 10B and Flood Hazard Area Individual Permit. Replacement of Morris County Bridge No. 1401-127, Township of Mount Olive, Morris County GPI Project No. 2021019.
18. Email received November 8, 2022, from DEP Waterbank Info regarding Final Amendments to the FFY22 CWSRF & DWSRF Intended Use Plans.
19. Email received November 16, 2022, from NJDCA regarding DCA Winter Termination Program for Water, Sewer & Municipal Electric Service.

**MSA/MUA – NONE**

**MORRIS COUNTY**

20. Email received October 28, 2022, from Morris County regarding This Week in Morris County: Historic Preservation Trust Celebrates 20 Years.
21. Publication received November 3, 2022, from the Morris County Clerk regarding The Morris County Clerk Chronicle, Volume 9 Issue 3.
22. Email received November 4, 2022, from Morris County regarding This Week in Morris County: Vote in the General Election on Tuesday, Nov. 8.
23. Email received November 10, 2022, from Morris County regarding Five Open Space Projects Recommended to Commissioners for 2022 Funding.

- 24. Email received November 14, 2022, from Morris County regarding Morris County Salutes Veterans Day 2022.
- 25. Email received November 14, 2022, from Morris County regarding Morris County Commissioners Condemn Antisemitism on Kristallnacht 84th Anniversary.
- 26. Email received November 14, 2022, from Morris County regarding This Week in Morris County: Commissioners Honor Seven Veterans.

UTILITIES

- 27. Email received November 18, 2022, from SJ Industries regarding Elizabethtown Gas Company Notice of Public Hearings 12-14-2022.

**President Nicastro:** We have 27 pieces of Correspondence. Does anyone have any questions on the Correspondence? Seeing none. I will open the hearing to the public on Ordinance #28-2022,

ORDINANCE FOR PUBLIC HEARING:

**Ord.#28-2022**      An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending the Township Code to Establish Chapter 130, "Business Insurance Registration," as Required by State Law.

**President Nicastro:** Mrs. Labow.

**Mrs. Labow:** Thank you, Mr. President. I move that Ordinance #28-2022 be moved for adoption and final passage.

**Mr. Roman:** Second.

**Mrs. Labow:** I said the Ordinance first.

**President Nicastro:** Does anyone from the public wish to be heard at this time on this Ordinance? You can raise your hand now. Seeing none. I'll close it to the public and anyone from Council? Seeing none. Roll Call, please.

**ROLL CALL:**      **Passed with the exception of Mr. Roman, who voted NO**

**Miss Masser:** Joe, I just want to make one comment on Ordinances for first reading coming up. The date for second reading will be December 6, 2022.

**President Nicastro:** Oh, okay. For second . . .

**Miss Masser:** Okay.

**President Nicastro:** So, Ordinance #28-2022 is passed on second reading and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish notice of adoption as required by law. Next item on the Agenda is Ordinance #27-2022. This Ordinance is going to be carried to December 6, 2022. Correct? Is that what we just said?

**Mrs. Sharpe:** Yes.

**President Nicastro:** Mr. Mania, would you please make a motion to carry Ordinance #27-2022 to December 6, 2022 meeting.

ORDINANCES FOR FIRST READING:

**Ord.#27-2022**      An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of a Right-Of-Way Road Dedication and Various Conservation and Sight Easements in Connection With Rachel Manor Estates. (Block 7702 Lot 32) Carry to December 6, 2022 meeting

**Mr. Mania:** Yes, Mr. President. I thank you. I move to carry Ordinance #27-2022 to the December 6, 2022

meeting.

**Mrs. Labow:** Second.

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

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

**President Nicastro:** Next item on the Agenda is Ordinance #29-2022,

**Ord.#29-2022**       An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending the Township Code to Establish Chapter 262, "Nepotism, Policy Against", to Codify the Township's Existing Nepotism Policy.

**President Nicastro:** Mr. Stewart.

**Mr. Stewart:** Thank you, Mr. President. I move that Ordinance #29-2022 be introduced by title and passed on first reading and that a meeting be held on December 6, 2022, at 7:00pm via Zoom, for a public hearing, consideration of second reading, and passage of said Ordinance, and that the Clerk be directed to publish, post and make available said Ordinance in accordance with the requirements of the law.

**Mrs. Labow:** Second.

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

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

**President Nicastro:** Next item on the Agenda is Ordinance #30-2022,

**Ord.#30-2022**       An Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Chapter 550, Land Use, of the Township Code to Update Building Construction Fees.

**President Nicastro:** Mr. Roman.

**Mr. Roman:** Thank you very much, Mr. President. I move that Ordinance #30-2022 be introduced by title and passed on first reading and that a meeting be held on December 6, 2022 at 7:00pm via Zoom, for a public hearing, consideration of second reading, and passage of said Ordinance, and that the Clerk be directed to publish, post and make available said Ordinance in accordance with the requirements of the law.

**Mrs. Labow:** Second.

**Mr. Mania:** Second.

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

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

**President Nicastro:** We have 16 Resolutions. Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mr. Ferrante, will you please move Consent Resolutions one through sixteen?

**CONSENT RESOLUTIONS AGENDA**

**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. Resolution of the Township Council of the Township of Mount Olive authorizing a shared services agreement for the Township of Mount Olive to provide sanitation services to the Borough of Netcong
2. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing an amendment to the developer's agreement with HSC Flanders, LLC for the development of property located at 194 Route 206 (Block 5300, Lot 12) (WAWA)

3. Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2022 Municipal Budget (\$11,227.74 for National Opioid Settlement Grant)
4. Resolution of the Township of Mount Olive authorizing the cancellation of various water capital ordinance balances
5. Resolution of the Township of Mount Olive authorizing the cancelation of a sewer capital ordinance balance
6. Resolution of the Township of Mount Olive authorizing the cancellation of various general capital ordinance balances
7. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 3106, Lot 20 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor
8. Resolution of the Township of Mount Olive authorizing the cancellation of grant receivable balances
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension to Padik Auto Parts, Inc. for Bid #14-2020 Auto Parts for Fleet Vehicles
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension to Elvada supply, LLC. for Bid #15-2020 Woodchip & Vegetative Debris Pick-Up Service
11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract to George S. Coyne Chemical Co., Inc. for Bid #04-2022 Furnish and Delivery of Water and Wastewater Treatment Chemicals
12. Resolution of the Township Council of the Township of Mount Olive approving a "Non-Fair and Open" vendor service contract pursuant to "Pay-to-Play" Law (Standard and Poors)
13. Resolution of the Township Council of the Township of Mount Olive approving a "Non-Fair and Open" vendor service contract to Motion Kia for a 36-month lease of three vehicles, pursuant to the "Pay-to-Play" Law \*REVISED - adding an account number
14. Resolution of the Township Council of the Township of Mount Olive approving a professional services agreement with Raymond J. Hayducka for services of a Hearing Officer
15. Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2022 Municipal Budget (\$1,016.40 for donation - Police - Zarro - Vests)
16. Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2022 Municipal Budget (\$232.40 for donation - Police - FOP - Vests)

**Mr. Ferrante:** Sure, I make a motion to move Consent Resolutions one through sixteen.

**Mrs. Labow:** Second.

**President Nicastro:** Does anyone from the public have any questions on the Consent Resolutions? Raise your hand. Seeing none. I will close it to the public. Does anyone from Council have any other comments or discussion on the Resolutions? Seeing none. I'll ask for a Roll Call, please.

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

**President Nicastro:** We have the Bill List and Supplemental Bill List . . . Mrs. Labow, would you please make the motion to accept, move the Bill List and Supplemental Bill List, please?

MOTIONS

- 1. Bill List
- 2. Supplemental Bill List

**Mr. Labow:** Thank you, Mr. President. I make a motion to approve the Bill List and the Supplemental Bill List.

**President Nicastro:** Thank you.

**Mr. Mania:** Second.

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

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

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

ADMINISTRATIVE REPORTS

**Mayor Greenbaum:** Yeah, I'll start. Every day, I walk through Turkey Brook Park in the morning, and I've obviously seen the setup for the Holiday Lights Show that's going to be starting I think on December 3, 2022, if I'm not mistaken. There have been some people who have questioned the cost of the event. Just so the record is clear, this is an event which is being run by a separate entity through the Rec Department and fully funded by the separate entity with the Rec Department receiving a percentage of any gross revenues that are received by those who choose to attend the event. The questions that have arisen are based upon the cost of the participants to actually utilize the facility and again, that's not something that we've set but that the vendor needs to recover their costs associated with having to run this event. So, it's truly a benefit to Mount Olive Township in that those who choose to attend the event, we will receive a portion that will help fund all of our rec events but it's not something that's actually being run by Mount Olive Township. So, to the best of our abilities to get that message out, I think it would be in everyone's best interest to do so. Andrew, I have nothing else.

**President Nicastro:** Thank you, Mayor.

**Mr. Tatarenko:** Thank you, Mayor. I do have a handful of items. We received notification several weeks ago that our grant to acquire some Open Space on Sand Shore Road is being recommended by the Morris County Open Space Committee for approval to the Commissioners. So, I look forward to that grant award and then once we officially acquire that property, then we could finalize the plans and have a more in-depth conversation on what we want to do there. We also received notification that we will be receiving a Federal ARP Grant for firefighter equipment in the amount of \$39,000.00, so that will be included in next year's Budget. We're going to purchase some PPE gear for all the fire departments. Also received notification from the County that they'll be embarking on a large-scale Ash tree removal program in Morris County. I counted all the trees and there's close to 200 Ash trees that they'll be removing within the County right-of-way, within the next nine months all on County roads in Mount Olive. I'm happy to say that we've submitted our application to the DEP for the PAFS mitigation. So, once we get their approval on our mitigation plan, then we'll move forward and purchase the equipment and we had our second auction of the year, and we were able to bring in just over \$70,000.00 in revenue from selling some old, dilapidated vehicles. So, that'll be added to the surplus for the end of the year. That's all that I have.

**President Nicastro:** Thank you, Andrew. Do we have any Old Business? Seeing none. Do we have any New Business? Seeing none. Any Legal Matters?

**OLD BUSINESS - none**

**NEW BUSINESS - none**

**LEGAL MATTERS - none**

**Mrs. Sharpe:** I have nothing to report tonight. Thank you, Council President.

**President Nicastro:** Thank you. Council Reports. Mr. Ferrante, anything on Environmental Committee, Lake, or Library?

## COUNCIL REPORTS

Environmental Committee  
Lake Issues – none  
Library Board Liaison

**Mr. Ferrante:** Library met last week. Don't really have any updates. Circulations continue to trend higher at pre-covid numbers, which is very nice to hear. Environmental, we met almost two weeks ago. We reviewed a couple of larger planning applications and Kathy Murphy has provided some feedback that the Committee had discussed to the Planning Board, in regard to those two applications and that's all I have.

**President Nicastro:** Thank you. Mrs. Labow, anything on Open Space, Board of Health, or Stigma?

Open Space Committee Report – none  
Board of Health Report – none  
Stigma Committee – none

**Mrs. Labow:** No, I have nothing.

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

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** Planning, we met last week. Applications for the housing in the Foreign Trade Zone which has been carried to January 12, 2022. That's going to be a total of 494 units. That's been carried to January 12, 2022. The other application, which was a d variance, which I'm not able to participate in, so that would be the end of the evening for me.

**President Nicastro:** Thank you, Mr. Mania. Mr. Stewart, anything on Economic Development?

Economic Development Committee Report  
Community Action Panel Report – none

**Mr. Stewart:** The meeting was held on the 16<sup>th</sup>, taking off the new focus and one of the things that's going to be engaged by our two co-chairs is the high school's business development and future business leaders going to be invited to participate for the first three months to talk about some things, as well as engaging with the Mount Olive Area Chamber and getting the smaller businesses to come in as guests as well to talk about new business, as well as things that made them select the Town. So, that's the big focus with that. Plus, the Annual Food Drive with the Chamber and the EDC will be on December 5, 2022, for the large business community.

**President Nicastro:** Thank you, Mr. Stewart. Mr. Roman, anything on Recreation?

Recreation Liaison Report

**Mr. Roman:** Nothing to report. We meet next December 7, 2022.

Board of Education Liaison Report - none  
Senior Citizen Liaison - none

**President Nicastro:** Thank you. Anyone from the public wish to be heard now? You can raise your hand. I don't see anyone raising their hand. So, I will close it to the public and I'll go around for Council Comments. Mr. Mania.

## PUBLIC PORTION – none

## COUNCIL COMMENTS

**Mr. Mania:** Yes, I want to thank Andrew and the Administration for the tour that we had of Pond View. It was very exciting, and I thank the Administration and Andrew.

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

**Mr. Stewart:** Just wishing everybody a happy Thanksgiving.

**President Nicastro:** Thank you. Mrs. Labow.

**Mrs. Labow:** Yeah, so I also want to wish everybody a happy and healthy Thanksgiving.

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

**Mr. Roman:** I, too, want to wish everyone happy Thanksgiving and just to remember there’s so many things to be thankful for and let’s take the time to do so. Thank you.

**President Nicastro:** Yes, and I won’t want to be left out by thanking everyone, so, I will thank ... happy thanksgiving to all, and just to give you a quick update on that, you know, my wife does the dinner. We have, this year, you can tell by things going on with the economy, but we’ll have close to 60 people attending and a total of 220 something meals between the Senior Center and being delivered tomorrow. So, it’s a . . . you hate to say a banner year, but a lot of people are in need. So, it’s great that we have the opportunity to give them some food. So, happy Thanksgiving to all and do we have a motion to adjourn?

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:44pm.

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Joe Nicastro, Council President

I, Michelle Masser, 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 December 6, 2022.

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Michelle Masser, Township Clerk