

**The Public Meeting of the Mount Olive Township Council was called to order at 7:13pm 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. Amianda, Mr. Ferrante, Mr. Mania, Mr. Stewart, Mr. Roman, and Mr. Nicastro

**Absent:** Mrs. Labow

**Also Present:** Michelle Masser, Township Clerk; Jon Testa, Township Attorney; Robert Greenbaum, Mayor; and Claudia Tomasello-Quinn, Assistant Business Administrator

**President Nicastro:** Mr. Ferrante, would you please approve the Minutes from the October 18, 2022, Workshop and Public Meeting, please?

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

**October 18, 2022 WS & PM (Absent: C. Labow)**

**Mr. Ferrante:** Sure, I make a motion to approve the October 18, 2022, Workshop and Public Meeting Minutes.

**Mr. Mania:** Second.

**Mr. Roman:** Second.

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

**ROLL CALL:** Passed unanimously

**CORRESPONDENCE**

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

1. Email received October 14, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding ChamberNews - October 14, 2022.
2. Email received October 17, 2022, from Sustainable Jersey regarding NEW 2023 Certification Application Cycle Timeline Released.
3. Email received October 17, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: October 17, 2022.
4. Email received October 24, 2022, from Samantha Tanzola, Mount Olive Township Health Department, regarding Mount Olive Township Health Department Upcoming Vaccination Clinics.
5. Email received October 24, 2022, from Township of Morris regarding Support to Extend Notice Requirements to 21 Days.
6. Email received October 27, 2022, from NOFA NJ regarding Time-Sensitive Funding Opportunities.

**RESOLUTIONS/ORDINANCES OTHER TOWNS – NONE**

**LEAGUE OF MUNICIPALITIES**

7. Email received October 17, 2022, from NJLM Weekly Round-Up regarding SHBP Press Conference; Cap Relief; Broadband Survey.
8. Email received October 28, 2022, from NJLM regarding Conference Connections: Federal Issues.

**STATE AGENCIES/LOI/HIGHLANDS**

9. Email received October 14, 2022, from NJDEP regarding NJDEP Announcement – Inland Flood Protection Rule Engagement Sessions.
10. Email received October 17, 2022, from DEP Local Government Assistance regarding NJDEP Weekly Update.
11. Email received October 18, 2022, from LSRP Consulting LLC regarding Notification of the Establishment of a Ground Water Classification Exception Area NJDEP Case Name: 95 Route 46, 95 Route 46, Mount Olive Twp, Block 4100, Lot 84, Morris County, NJ 07828 NJDEP PI #832096, Activity # LSR190001.
12. Notice received October 19, 2022, from NJDCA regarding Local Finance Notice 2022-18.
13. Notice received October 19, 2022, from NJDCA regarding Local Finance Notice 2022-19.
14. Notice received October 19, 2022, from NJDCA regarding Local Finance Notice 2022-20.
15. Email received October 24, 2022, from NJDEP regarding NJDEP Weekly Update.
16. Email received October 25, 2022, from LSRP Consulting regarding Public Notification NJDEP Case Name: 95 Route 46. 95 Route 46, Mount Olive Twp, Block 4100, Lot 84, Morris County, NJ 07828. NJDEP PI # 832096, Activity # LSR190001.
17. Email received October 28, 2022, from NJDCA regarding Liability Insurance - P.L.2022, c. 92.

**MSA/MUA**

18. Letter received October 14, 2022, from MUA regarding Morris County M.U.A. Rate Schedule Hearing for Solid Waste Tipping Fees.

**MORRIS COUNTY**

19. Email received October 13, 2022, from Morris County regarding Morris County Proclaims October Arts & Humanities Month.
20. Email received October 14, 2022, from Morris County regarding This Week in Morris County: Commissioners Honor 100-Year-Old Veteran.
21. Email received October 17, 2022, from Morris County regarding Morris County Honors Allison Larena for 20 Years Leading MPAC.
22. Email received October 19, 2022, from Morris County regarding Amended Public Hearing Notice - Morris County Comprehensive Farmland Preservation Plan Element Public Hearing - Nov. 2, 2022.
23. Email received October 20, 2022, from Morris County regarding Morris County Historical Society Receives \$15,000 Morris County Grant.
24. Email received October 20, 2022, from Morris County regarding Morris County Launches Online Land Development Review Application.
25. Email received October 21, 2022, from Morris County regarding This Week in Morris County: Historical Society Receives \$15,000 Grant.

26. Email received October 24, 2022, from Morris County Office of Planning and Preservation regarding September 2022 Minutes of the Morris County Planning Board.

27. Email received October 26, 2022, from Morris County regarding Morris County Launches Interactive Story Map to Celebrate 20 Years of Historic Preservation Trust Fund.

**President Nicastro:** We have 27 pieces of Correspondence. Does anyone have any questions on the Correspondence? Seeing none. I will . . . next item on the Agenda is Ordinance #25-2022,

**ORDINANCE FOR PUBLIC HEARING:**

**ORD.#25-2022** Bond Ordinance providing for PFOA remediation for the Pinecrest Water System in and by the Township of Mount Olive, in the County of Morris, New Jersey, appropriating \$400,000 therefor and authorizing the issuance of \$380,000 bonds or notes of the Township to finance part of the cost thereof

**President Nicastro:** That would be . . . let's see, Mr. Roman, how's that?

**Mr. Roman:** Thank you, Mr. President. I move for adoption and final passage of Ordinance #25-2022.

**Mr. Ferrante:** Second.

**President Nicastro:** Any discussion? Anyone from the public wish to be heard on this Ordinance? Raise your hand. Seeing none. Closed to the public. Roll Call, please.

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

**President Nicastro:** Next item on the Agenda is Ordinance #26-2022,

**ORD.#26-2022** 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:** Mr. Mania.

**Mr. Mania:** Thank you, Mr. President. I move for adoption and final passage of Ordinance #26-2022.

**Mr. Stewart:** Second.

**Mr. Amianda:** Second.

**President Nicastro:** Any discussion? Anyone from the public wish to be heard on this Ordinance? Raise your hand. Seeing none. Closed to the public. Roll Call, please.

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

**President Nicastro:** Okay, we have . . . let me get to the next . . . next item on the Agenda is . . . all right. I'm sorry. Let me just find all my things here. For first reading.

**Miss. Masser:** No.

**President Nicastro:** I know. I didn't pass it, did I? Why did I have both first readings up? I'm sorry. I've got to find my sheet. I didn't do my second sheet. That's why, right? I need to do those two again, Michelle?

**Miss Masser:** Yeah, technically we should because . . .

**President Nicastro:** So, we'll just state the . . .

**Miss Masser:** . . . you should declare that the Ordinance number is passed on second reading and you hereby direct the Clerk . . .

**President Nicastro:** Yeah, I'm still getting on this online thing here which I'm always trying to look online. I shouldn't but . . . the public hearing was for Ordinance #25-2022. The Ordinance is passed on second reading

and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish the notice of adoption as required by law and Ordinance #26-2022 is passed on second reading and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish the notice of adoption as required by law. Okay. Next item on the Agenda for first reading. We have two . . . Ordinance #27-2022 and now #29-2022 are going to be carried to our . . . Ordinance #27-2022 is going to be carried to our November 21<sup>st</sup> meeting and I believe . . .

**Miss Masser:** November 22, 2022.

**President Nicastro:** Twenty-second. I'm sorry. I know, I wasn't there when you changed it. So, both will be carried to the 22<sup>nd</sup>. Ordinance #29-2022 and Ordinance #27-2022. Do we need a motion on that? Or we're just carrying it over?

**Mr. Roman:** I make a motion that we carry Ordinance #27-2022 and Ordinance #29-2022 to the November 22, 2022 meeting.

**Mr. Stewart:** Second.

**President Nicastro:** Roll Call, please.

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

**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). **CONTINUED TO 11/22/2022 MEETING**

**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. **CONINUED TO 11/22/2022 MEETING**

**President Nicastro:** So, next item on the Agenda is Ordinance #28-2022,

**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:** With one amendment we are doing in section 130-2A, changing the word from "is required" to "shall require." Is that correct, Jon? That's what we're changing.

**Mr. Testa:** That is correct.

**Mr. Roman:** No . . .

**President Nicastro:** Okay.

**Mr. Roman:** No, forgive me . . .

**President Nicastro:** Yes.

**Mr. Roman:** We're moving the "is required to" and just eliminating that and replacing with the word "shall."

**President Nicastro:** "Shall." Thank you.

**Mr. Roman:** So, eliminating the word "required" in that sentence.

**Mr. Testa:** So, "is required to" is eliminated and replaced with "shall."

**President Nicastro:** "Shall."

**Mr. Roman:** Yeah, "shall."

**President Nicastro:** Okay.

**Mr. Roman:** So, it will read . . . pull it up again, here.

**Mr. Testa:** I can do it. “Any owner or business or rental unit(s) required to maintain insurance as set forth in this Chapter shall register the certificate of such insurance coverage with the Township Clerk as follows:”

**President Nicastro:** Correct.

**Mr. Roman:** Correct.

**President Nicastro:** Thank you, Mr. Roman, and it’s yours to introduce. Go ahead.

**Mr. Roman:** I move that Ordinance #28-2022 as modified be introduced by title and passed on first reading and that a meeting be held on November 22, 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.

**Mr. Mania:** Second.

**Mr. Stewart:** Second.

**President Nicastro:** Any discussion from Council? Seeing none.

**Miss Masser:** Who seconded?

**Mr. Mania:** I seconded. I seconded.

**President Nicastro:** John seconded and Roll Call, please.

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

**President Nicastro:** Mr. Stewart . . . would you please . . . does anyone . . . there’s 16 Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mr. Stewart, would you move Consent Resolutions, please, one through sixteen?

**CONSENT RESOLUTIONS AGENDA:**

**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. Township of Mount Olive authorizing submission of a petition to the Highlands Council for designation of highlands redevelopment area for Block 8300, Lots 11 & 11.01; Block 8100, Lot 38; and Block 8400, Lot 1
2. 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 (\$2,863 for the Bulletproof Vest Partnership Grant)
3. Resolution of the Township of Mount Olive providing for the transfer of 2022 budget appropriations for the current fund and water utility budgets
4. Resolution of the Township Council of the Township of Mount Olive canceling taxes on Block 8600, Lot 23 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor
5. Resolution of the Township Council of the Township of Mount Olive canceling taxes on Block 8800, Lot 36.17 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor
6. Resolution of the Township Council of the Township of Mount Olive authorizing the use of North Jersey Wastewater Cooperative Pricing System (NJWCPS) for 2022 (Pumping Services, Inc.)
7. Resolution of the Township of Mount Olive authorizing the use of Somerset County Cooperative Pricing System Contract for 2022 (GTBM)

8. 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 - added lessor and VIN numbers
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for RFP #01-2022 Architectural Design Services for the Expansion of the Senior Center (The Musial Group) \*Revised - Increasing contract amount
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for RFP #01-2022 Architectural Design Services for 5 Pondview Lane (The Musial Group)
11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract to Nicoletti Snow Removal, LLC for Bid #05-2022 Snowplowing Services
12. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Township Auditor to Gary Higgins of PKF O'Connor Davies, LLP \*Revised - Increasing contract amount
13. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract extension (year 1) to Ciocca Ford Lincoln of Flemington for Bid #18-2020 Re-Bid Auto Parts for Fleet Vehicles (December 19, 2022 - December 18, 2023)
14. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional service agreement for Labor Attorney to Cleary, Jacobee, Alfieri, Jacobs \*Revised - Increasing contract amount
15. Resolution of the Township Council of the Township of Mount Olive authorizing the township to abate a nuisance property located at Block 4100, Lot 74 (Chamberlain Lane)
16. A resolution of the Township of Mount Olive, County of Morris and State of New Jersey, authorizing the institution of an in-rem tax foreclosure

**Mr. Stewart:** Thank you, Mr. President. I move for adoption and passage, Resolutions one through sixteen.

**Mr. Roman:** Second.

**President Nicastro:** Anyone from the public wish to be heard on any of these Resolutions, raise your hand, please. I don't see any, so, I will close it to the public. Anyone from Council have anything else on these Resolutions? Seeing none. Roll Call, please.

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

**President Nicastro:** Mr. Mania, would you make the motion to accept the Mayor's appointment for co-chair of Economic Development Committee, John Batsch and John Cavanaugh?

## MOTIONS

1. Mayor's Appointment with advice and consent of the Council for the Co-Chairmen of the Economic Development Committee: John Batsch & John Cavanaugh

**Mr. Mania:** I make a motion to approve the Mayor's appointments of John Batsch and John Cavanaugh to the EDC.

**Mr. Stewart:** Second.

**President Nicastro:** All right. Any discussion? Roll Call, I believe, Michelle. I'll do it separately for the Bill List.

**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.

Mr. Amianda: Second.

President Nicastro: And Mr. Amianda seconded. Does anyone from the public have any questions on the Bill List? Raise your hand. Seeing none. I'll close it to the public and Roll Call, please.

ROLL CALL: Passed with the exception of Mr. Nicastro, who abstained on check #93615

Miss Masser: 9-3-6-1-5?

President Nicastro: Correct. Okay, we're up to Administrative Reports. Mayor. Claudia.

ADMINISTRATIVE REPORTS

Mayor Greenbaum: I have nothing this meeting.

President Nicastro: Okay. Claudia, you have anything?

Mrs. Tomasello-Quinn: I'm good.

President Nicastro: Okay. Any Old Business from anyone? Any New Business from anyone? Seeing none. Any Legal Matters, Jon?

OLD BUSINESS - none

NEW BUSINESS - none

LEGAL MATTERS - none

Mr. Testa: I do not have any at this time.

President Nicastro: Thank you. Council Reports. Mr. Amianda, do you have anything for Board of Education or for Senior Citizens?

COUNCIL REPORTS

Board of Education Liaison Report  
Senior Citizen Liaison

Mr. Amianda: Yes, Mr. President. The Board of Education and students are winding down their summer vacation. They are very positive and they are looking forward to a success time after the vacation. On the School Board . . . on the Senior Citizens, Mount Olive Senior Citizens held their business meeting today, April 1, 2022. The club had visitors from the Police Department who closed up the meeting after serving the seniors with very delicious sandwiches. The president of the club was in control of the meeting and the club, as a whole, was great proof that the Board of Education are very grateful to the seniors for supporting their activities. The seniors' attendance of the club is very good. It shows that they like the president of the club. I think that's all I'm going to elaborate with. Thank you.

President Nicastro: All right. Thank you, Mr. Amianda. Let's see. Mr. Ferrante. Environmental, Lake, and Library?

Environmental Committee  
Lake Issues – none  
Library Board Liaison

Mr. Ferrante: Environmental is meeting tomorrow and Library will be meeting in a couple of weeks.

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

Legislative Committee Report – none  
Planning Board Report

**Mr. Mania:** In Planning, last week’s meeting, I couldn’t attend. D variances. We have a meeting coming up next Thursday, which I will be at.

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

Economic Development Committee Report  
Community Action Panel Report – none

**Mr. Stewart:** ... was just recognized. Mr. Batsch and Cavanaugh have agreed to be co-chairs. We relaunched the committee on the 19<sup>th</sup> of October and joined by Chuck McGroarty and you, Mr. Nicastro. Thank you both for joining us and our next meeting’s coming up November 16, 2022, and I’m really looking forward to the focus with these two gentlemen co-chairing it. Thanks.

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

Recreation Liaison Report

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

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

**PUBLIC PORTION – none**

**President Nicastro:** Okay. At this time, I’ll open it up to the public. Does anyone have any questions or issues they’d like to bring up? Please raise your hand now. I don’t see anyone from the public. So, I will close it to the public and I will let them know that we will be going into Executive Session shortly. When we come back, no other action will be taken except to adjourn. So, we will be going into Executive discussion to . . . for discussion and when we come back, we will be adjourning. No other action. Mr. Mania, would you like to take us into Executive Session?

**Mr. Mania:** Yes. Thank you, Mr. President. According to sections seven and eight . . .

**Miss Masser:** No, no, no, no, no. Excuse me. One minute. There’s a Resolution on for Executive Session.

**President Nicastro:** Oh. Executive Session Resolution. Yeah, I’m sorry.

**Miss Masser:** So, if someone wants to read that by title, they can, and make a motion to go into Executive Session. We’ll pass the Resolution and then we’ll go into Executive Session.

**President Nicastro:** Oh, I’ve got you. We have to . . .

**Miss Masser:** Correct, Jon?

**Mr. Testa:** That’s correct.

**President Nicastro:** So, John Mania, would you make a motion for a Resolution of Council to authorize the Township to hold a closed Executive Session?

**Mr. Mania:** I make a motion to hold Executive Session.

**Mr. Amianda:** Second.

**Miss Masser:** Jon, should they read it in title in its entirety?

**Mr. Testa:** Yes. Yes, please.



EXECUTIVE SESSION

**President Nicastro:** The title is,

- 1. Resolution of the Township Council of the Township of Mount Olive Authorizing the Township Council to Hold Closed Executive Session (for the following matter: Notice of, and Class 2 Conditional License Application materials, received from the NJ CRC which is deemed confidential and falling within the attorney-client privilege).

**President Nicastro:** Correct, that’s the title?

**Mr. Testa:** Yeah.

**Miss Masser:** For the following matter.

**Mr. Testa:** Yeah, it’s notice of . . . yes. And it’s “Notice of, and Class 2 Conditional License Application materials, received from the NJ CRC which is deemed confidential and falling within the attorney-client privilege.”

**President Nicastro:** Okay. We have to update that. I didn’t realize that. You got it. So, that was the title and we have it . . . also, we have a first for Mania. We need, I guess, a second.

**Mr. Testa:** That’s correct.

**President Nicastro:** And a Roll Call. Someone second.

**Mr. Roman:** Second.

**President Nicastro:** Mr. Roman.

**Miss Masser:** Mr. Roman seconded it.

**Mr. Roman:** Yes.

**President Nicastro:** We need a Roll Call on that or all in favor?

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

**President Nicastro:** A reminder to everyone else on, we’ll be coming back with no business, just closing out the meeting itself. So, if you want to stay on, you can. Everyone’s going to get off the video to talk. There’s a number to call in to. Everyone has the number and the password. So, we’ll get off here, hit your mute, and no video.

**Mr. Testa:** Thank you.

**Executive Session began at 7:31pm and concluded at 7:43pm. John Mania and Alex Roman made a motion in Executive Session to go back into Public Session.**

**President Nicastro:** Next is our Council Comments. Does anyone . . . let me see. I’ll go around. Mr. Ferrante.

COUNCIL COMMENTS

**Mr. Ferrante:** Nothing tonight.

**President Nicastro:** Mr. Mania. Nothing. Okay. Mr. Roman.

**Mr. Roman:** I have nothing.

**President Nicastro:** Mr. Stewart.

**Mr. Stewart:** Yes. Just a reminder for the, unfortunately we lost all the attendees but, a Fifth Annual Holiday Lights Ceremony for Hackettstown Medical Center is Saturday, November 12, 2022, starting at 4:30pm and will be in the west parking lot complimentary to everybody in the community. Includes Santa and fireworks.

**President Nicastro:** Okay. Mr. Amianda, anything?

**Mr. Amianda:** No.

**President Nicastro:** Okay and I have nothing this evening, so, with that, I would ask for a motion to adjourn.

**ADJOURNMENT** - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:45pm.

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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 November 22, 2022.

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Michelle Masser, Township Clerk