

The Public Meeting of the Mount Olive Township Council was called to order at 7:08pm 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, Mrs. Labow, Mr. Mania, Mr. Roman, and Mr. Nicastro

Absent: Mr. Stewart

Also Present: Susan Gouveia, Deputy Township Clerk; Jonathan Testa, Township Attorney; Andrew Tatarenko, Business Administrator; Claudia Tomasello-Quinn, Assistant Business Administrator; and Sherry Kolody, CFO

President Nicastro: Mr. Ferrante, would you please get approval for the Minutes for Public Workshop and Public Meeting for September 20, 2022?

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

September 20, 2022 WS & PM

Mr. Ferrante: Sure, Council President. I make a motion to approve the meeting Minutes of September 20, 2022, Workshop and Public Meeting Minutes.

Mr. Mania: Second.

President Nicastro: Roll Call, please.

ROLL CALL: Passed with the exception of Mr. Nicastro, who abstained on the September 20, 2022, WS & PM Minutes

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received September 19, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding This program is opening doors for veterans! Learn more and register today!
2. Email received September 20, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: September 20, 2022.
3. Email received September 21, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Stay tuned to our social media channels, familia!
4. Email received September 22, 2022, from the Statewide Hispanic Chamber of Commerce of NJ regarding Learn more about the NJEDA Main Street Micro Business Loan!
5. Email received September 23, 2022, from NOFA NJ regarding NOFA NJ Alert: Farm Vendor Needed for CROPS Market in Atlantic City 9/24.
6. Email received September 26, 2022, from NOFA NJ regarding NOFA NJ Weekly Email: September 26, 2022.

7. Email received September 29, 2022, from NOFA NJ regarding Tomorrow: NOFA NJ Farm-to-Table Event at Lima Family Farms.

RESOLUTIONS/ORDINANCES OTHER TOWNS – NONE

LEAGUE OF MUNICIPALITIES

8. Email received September 16, 2022, from NJLM regarding SHBP Increases; Affordable Housing Testimony; Cannabis Guidance.
9. Email received September 26, 2022, from NJLM regarding Mayors' Hall of Fame; Offshore Wind; NDAA Unfunded Mandate.
10. Email received September 29, 2022, from NJ Municipalities Magazine regarding October -- Technology & Public Safety.

STATE AGENCIES/LOI/HIGHLANDS

11. Email received September 26, 2022, from NJDEP regarding NJDEP Weekly Update. MSA/MUA
12. Email received September 26, 2022, from MSA regarding 2023 MSA Meeting Schedule.

MORRIS COUNTY

13. Email received September 16, 2022, from Morris County regarding This Week in Morris County.
14. Email received September 21, 2022, from Morris County regarding Denville's Den Brook Trail Completed with Morris County Trail Funds.
15. Email received September 22, 2022, from Morris County regarding Chester Township Farming Family Reaps \$15,000 This Harvest Season.
16. Email received September 26, 2022, from Morris County regarding Two More Grants Delivered to Morris County Small Businesses.
17. Email received September 26, 2022, from Morris County regarding This Week in Morris County.
18. Email received September 26, 2022, from Morris County regarding Morris County Presents Grant to Casa Puerto Rico.
19. Letter received September 27, 2022, from Morris County regarding Public Hearing Notice.
20. Letter received September 27, 2022, from Morris County Planning Board regarding Morris County Master Plan Public Hearing Notice.
21. Email received September 28, 2022, from Morris County Planning Board regarding Minutes of the Morris County Planning Board.

UTILITIES – NONE

President Nicaastro: We have 21 pieces of Correspondence. Does anyone have any questions on those? Seeing none. We have no Ordinances for first reading and no Ordinances for second reading. We have 14 Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mrs. Labow, would you please move Consent Resolutions one through fourteen?

ORDINANCES FOR PUBLIC HEARING: - NONE

ORDINANCE FOR FIRST READING: - NONE

CONSENT RESOLUTIONS AGENDA:**PUBLIC PORTION ON CONSENT RESOLUTIONS**

1. A resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, appointing the Emergency Management Council/Local Emergency Planning Committee
2. Resolution of the Township Council of the Township of Mount Olive authorizing a shared service agreement with the Borough of Mount Arlington for the provision of Local Public Health Services pursuant to the Interlocal Services Act (N.J.S.A.26:38a 2-1 et seq.)
3. Resolution of the Township of Mount Olive regarding shared service for Fire Inspections with the Borough of Chester for the year 2023-2024
4. Resolution of the Township Council of the Township of Mount Olive authorizing a shared service agreement with the Borough of Netcong for the provision of Local Public Health Services pursuant to the Interlocal Services Act (N.J.S.A. 26:38a 2-1 et seq.)
5. Resolution of the Township Council of the Township of Mount Olive waiving construction permit fees to Greenspot related to the EV Charging Station Project
6. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on 5 Pond View Lane, also known as Block 6900, Lot 26
7. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for HAB Prevention, Mitigation and Algae Control at Budd Lake (Aquatics Analysts, Inc.) REVISED – Increasing certification of funds
8. Resolution of the Township Council of the Township of Mount Olive authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2022 (Galls)
9. Resolution of the Township Council of the Township of Mount Olive authorizing Change Order No. 1 for Bid #12-2021 Tank Maintenance on Cloverhill WWTP Aeration Tank (Allied Painting)
10. Resolution of the Township Council of the Township of Mount Olive approving a "Non-Fair and Open" contract pursuant to the 'Pay-to-Play' Law (Firefighter One) REVISED - Additional Donation
11. Resolution of the Township Council of the Township of Mount Olive approving a "Non-Fair and Open" vendor service contract pursuant to the 'Pay-to-Play' Law (Jefferson Recycling) REVISED - Increasing contract amount
12. Resolution of the Township Council of the Township of Mount Olive approving a "Non-Fair and Open" vendor service contract pursuant to the 'Pay-to-Play' Law (Natural Green Lawn Care)
13. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing a developer's agreement with Jonsahow 50 Main Street LLC, Samuel S. Buckley and Main at Flanders LLC for development of the property designated as Block 5400, Lot 7
14. Resolution of the Township Council of the Township of Mount Olive authorizing the township to abate a nuisance property located at Block 3107, Lot 7 (38 2nd Street)

Mrs. Labow: Yes. Thank you, Mr. President. I move Consent Resolutions one through fourteen for approval.

Mr. Mania: Second.

President Nicastro: Do we have a second? Was that John?

Mr. Mania: That was me.

President Nicastro: Okay. That was a second. Anyone from the public have anything on the Consent Resolutions? Raise your hand. 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: Thank you, Mr. President. I move the adoption of the Bill List.

Mrs. Labow: Second.

Mr. Roman: Second.

President Nicastro: Does anyone from the public have a question on the Bill List? Raise your hand. Seeing none. I close to the public and ask for a Roll Call, please.

ROLL CALL: **Passed with the exception of Mr. Nicastro, who abstained on check #93465**

President Nicastro: Next up is Administrative Reports. I know the Mayor's not on but there's only one thing I have, and Andrew might've had it, but I have one thing to remind everybody about, the Oktoberfest on Saturday, from 12:00pm to 9:00pm. All the information's on the Township website under Recreation homepage and Andrew . . . Administrative.

ADMINISTRATIVE REPORTS

Mr. Tatarenko: Thank you, Council President. I do have a few items. As you recall, at the last meeting, Sherry and our auditor gave a presentation about how we're going to go out for a Bond Sale. So, to follow up on that, we did have our bond rating poll with the S&P which was done last Tuesday. Sherry, Jack, our bond attorney, and auditor were on the call. I did circulate the discussion topics which we presented. But basically, they asked questions about our debt, economy, finances, environmental risk, and management policies. Based on my conversation with Sherry, this was probably one of our best rating calls that she's had since she's been here and that has to do based on our long track record of growth, our conservative budgeting, and strong, stable finances. We did get a confidential draft overview of our rating call which will circulate tomorrow as well. But it does seem like we'll be able to maintain our AA rating, which is a great accomplishment. I don't know, Sherry, do you want anything to add about the bond rating call?

Mrs. Kolody: No, I think you covered it, Andrew.

Mr. Tatarenko: Okay. Thank you.

Mrs. Kolody: Thank you.

Mr. Tatarenko: Also, in regard to Turkey Brook Park, the soccer field is complete. We had the final walkthrough over the weekend. So, we did give the soccer association access to the turf field. They're very happy with the outcome and I agree. It came out great and I'm always amazed by the transformation of a turf field. Also, the large pavilion is complete. We worked hard to get some sod in place, right in time for Oktoberfest. I do just want to thank the DPW staff. They did an amazing job in doing a lot of the site work, hooking up the electrical, doing drainage. They were there, every day, making sure that that project was complete. So, I want to thank the DPW staff and also, on Saturday, Kathy Murphy and I had a virtual site visit in front of the Morris County Open Space Committee. If you recall, we submitted a grant application to purchase 97 Sand Shore Road, which is the property next to our boat launch. It went well and we have a follow up presentation, our follow up presentation in two weeks to make our final pitch for that acquisition. That's all that I have.

President Nicastro: All right. Thank you, very much.

Mr. Roman: I have a question on that. I saw the rendering. It looks great. It's amazing. My . . . what I don't see in there is parking. Do we have a plan for that?

Mr. Tatarenko: Yeah, it's funny you mention that because that was one of the topics that came up from the committee as well, you know, public access, and where individuals are going to park. Our feeling is that you know, most people are still going to use Doc's Marina for launching their boats but if there are people that live within that development that have a boat, you know, trailered at their house, they could at least, you know, use the boat launch, hook it up to the new dock, and then, you know, drive back, and come retrieve their boat. We

would have to do some, you know, pedestrian safety improvements, crosswalk signage, we may be able to squeeze in one or two general parking spots but, you know, parking for trailers and a boat is still going to be difficult in that area. There is a paper street which I've identified, but I don't know if that could be used for any type of . . . any type of parking in the future.

Mr. Roman: Yeah, because I mean, frankly, I don't know if the rest of the Council's had an opportunity to look at this but if we do not find an adequate place to allow people to park their trailers it's going to be a problem in that area and especially, it is a high traffic intersection. So, I'm hoping we can continue to have discussions and come up with some alternatives because I know I don't want to lose a public boat ramp access. I love the pier and the fishing idea. I think it would be great on that side of the lake and it will definitely be well visited by the residents in that area, but I remember when I lived in that area, if anybody was parking their boat, it just created a little bit of a traffic snarl for a little while. So, I think I would definitely love to see some more ideas on this before I would be in approval.

Mr. Tatarenko: Yup. I totally understand and this is something that would probably go before the Planning Board as well for their . . .

Mr. Roman: Okay.

Mr. Tatarenko: . . . input. So, yeah, I'm not going to just, you know, build a dock and then . . .

Mr. Roman: Yeah . . . no, no. I wouldn't . . . I wouldn't expect that. I assume the residents in that area are going to get noticed, right?

Mr. Tatarenko: Well, you know, we did have the public hearing. There wasn't any specific requirements about notifying anyone at this stage. But yeah, I mean if the grant is awarded then we could have more and more discussions with the public. If anything, then we just revert to some type of, you know, public access pier, so that, you know, it doesn't increase trailer traffic.

Mr. Roman: Yeah, we'd definitely be more inclined and if we could somehow either take over Doc's or create our own, you know, launch in the west part of the Lake.

Mr. Tatarenko: Okay.

Mr. Roman: All right, thank you.

President Nicastro: Mrs. Labow.

Mrs. Labow: Andrew.

President Nicastro: Mrs. Labow.

Mrs. Labow: Andrew. Andrew, did you have a chance to talk to Chief Beecher about what I told you about with the . . .

Mr. Tatarenko: I did. I did forward him the two issues. So, I will follow up with him. The speeding on Sand Shore and the, I guess loitering in the parking lot area.

Mrs. Labow: Yeah, I will say that as far as . . . I know you're talking about possibly having people launch their boats on that ramp there. Just the neighbors would love to have a place where they can even just go and fish.

Mr. Tatarenko: Right.

Mrs. Labow: The walk and fish. But we have to make it safer there because, I'm sure Alex will agree, that little stretch there is one of the straighter areas and there's a lot of speeding going on right there. So, if we can make it safer for the residents to walk, it would be nice and there is a lot of walking and fishing going on, so, even if we make that spot there an area where they can go and sit, and fish would be lovely. I mean like my sister and I were over there at a house that I have listed with my grandkids, and they walked down and were sitting there on the edge and they had their feet in the water and they're like "Oh, too bad we don't have our fishing poles" kind of a deal. It is used, if we make it safe for people to sit and fish without, I know boating would be nice, but, at least make it accessible and safer instead of people flying by and partying like I told you.

Mr. Tatarenko: So, we'll definitely have more conversations on this topic, assuming the grant gets awarded.

Mrs. Labow: Thank you.

President Nicastro: Anyone else have anything? That's it, Andrew? Anyone else?

Mr. Tatarenko: Nope. That's all I have.

President Nicastro: Seeing none. Mr. Amianda, did you have anything on Board of Education or the Senior Citizens?

COUNCIL REPORTS

Board of Education Liaison Report
Senior Citizen Liaison

Mr. Amianda: The Board of Education is open. Everything's going on smoothly.

President Nicastro: Okay.

Mr. Amianda: Senior Citizens held their business meeting today and also everything went well. Before . . . after the end of the meeting, they gave a message, and we can forward it to you. It said . . . they have something to say about this. Instead of spending half a million dollars on a score . . .

President Nicastro: The scoreboard, yup.

Mr. Amianda: . . . scoreboard, they want to open the pool this summer 2023 and they are saying that we didn't do that. They said you did not do this in 2022 and so this message . . . and some of them started saying they want to write something, but I said no, I'm going to do a report so they know . . .

President Nicastro: Mr. Amianda, so you know, obviously the . . . which you know, the school is totally separate from what the Municipal Council does. The school bought the scoreboard. The pool was under the Administration and us Council and there were issues obviously why we didn't open this year but they're two separate issues. So, if they ask anything about it, we did not spend half a million dollars on the scoreboard. That's the school board and the school people, not us. So, we have no control over their spending, per se. That's up to their Board. So, if they have an issue with the scoreboard, they would go to the School Board, not the Council. Okay?

Mr. Amianda: Thank you. Thank you.

President Nicastro: You're welcome and thank you for your report.

Mr. Mania: Hey Joe, you forgot Old Business, New Business, and Legal Matters.

President Nicastro: Did I forget Legal Matters? Because I did Old Business and New Business . . . oh, I'm sorry. You're correct, Mr. . . .

LEGAL MATTERS - none

Mr. Testa: I can streamline that, Council President. I have nothing to report at this point in time.

President Nicastro: Okay. Is there any Old Business or New Business we need to discuss here? Yeah. Thank you, Mr. Mania. I was jumping the gun.

OLD BUSINESS - none

NEW BUSINESS - none

Mr. Mania: You're welcome.

President Nicastro: I'm going back and forth on two screens because I'm using the . . .

Mrs. Labow: Do you have a plane to catch, Joe?

President Nicastro: No, I'm just going back and forth between two screens because I'm trying to use the electronic thing and not the print one, so I don't print the paper. So, I must've missed it. I moved it up too fast. But anyway, Mr. Ferrante, anything on Environmental, Lake, or Library?

Environmental Committee
Lake Issues – none
Library Board Liaison

Mr. Ferrante: No, Environmental meets tomorrow and the Library Board will meet next week.

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

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

Mrs. Labow: Open Space meets next week. Board of Health met last week and basically, we're, you know, catching up over the summer kind of a deal and gave our reports of . . . our Health Director gave his reports. Basically, it was a busy summer, and we will be going to live meetings in January as well. So . . .

President Nicastro: Okay.

Mrs. Labow: That's about it.

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

Legislative Committee Report – none
Planning Board Report – none

Mr. Mania: I have no Planning Board meeting.

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

Recreation Liaison Report – none

Mr. Roman: Nothing to report other than I hope to see everyone this Saturday at Oktoberfest.

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

President Nicastro: Thank you. Anyone from the public want to be heard or have a question, now is the time. You can raise your hand or press nine to be recognized. I don't see anyone from the public, so, I will close it to the public and I just want to explain that we're going to be going into Executive Session and we're going to be going Executive Session for ongoing contract negotiations. No action's going to be taken after the Executive Session. So, we're going to go into Executive Session, we're going to come back and we're just going to close out the Council Meeting. So, if you'd like to stay on you can but otherwise, we're going into Executive Session. We'll come back in and close out the Council meeting.

PUBLIC PORTION – none

Mr. Testa: Council President, just as a procedure matter, if you could just read the title into the record.

President Nicastro: Yeah, I was going to have Mr. . . . oh, the title. There's a Resolution of . . . let me go here. I'm sorry.

1. Resolution of the Township Council and Township of Mount Olive Authorizing the Township Council to Adjourn into Executive Session; Morris County Habitat for Humanity Cobblestone Development - Contract Negotiations.

President Nicastro: Mr. Mania, would you take us into Executive Session?

Mr. Mania: Thank you, Mr. President. According to . . .

Miss Gouveia: No, he just needs to . . .

Mr. Mania: . . . sections 7 & 8 . . .

President Nicastro: What's that, Susan?

Miss Gouveia: No, we don't need to read that. He just needs to move, and we need a second.

President Nicastro: Oh, okay.

Mr. Testa: That's correct.

President Nicastro: Okay, I was just looking here. We used to do the sheet usually. Mr. Mania, just take us into Executive Session. Just move. Make the motion.

Miss Gouveia: No, you just have to move it.

Mr. Mania: So moved, Mr. President.

Mr. Amianda: Second.

Mr. Roman: Second.

President Nicastro: We have a second and Roll Call, please.

ROLL CALL: **Passed unanimously**

President Nicastro: So, as a reminder, I thank everyone from the public. You could stay on if you'd like, otherwise, we'll come back and close out. Now, we're going to get on the call, Andrew.

Mr. Tatarenko: Yup. Call in the number and the guest code and everybody needs to mute their Zoom and shut off cameras.

Executive Session began at 7:25pm and concluded at 7:43pm

President Nicastro: Make sure everybody's back on.

Mr. Testa: So, it's 7:43pm.

President Nicastro: Yup and we have a motion to bring us back into session?

Mrs. Labow: So moved.

Mr. Amianda: Second.

All in favor, none opposed.

President Nicastro: At this point, do we have a motion to adjourn?

Mrs. Labow: So moved.

Mr. Amianda: Second.

Mr. Roman: Second.

Mrs. Labow: Goodnight.

Miss Gouveia: Wait, wait, wait, wait, wait.

Mr. Roman: Right, we got . . .

Miss Gouveia: Council Comments.

Mr. Roman: We’ve got Council Comments.

Mrs. Labow: Oh, Council Comments. Back it up.

President Nicastro: Sorry, everyone. This is new. Not looking at my screen. Council Comments, I’ll go around who I see on my screen. Mr. Amianda, do you have anything?

COUNCIL COMMENTS

Mr. Amianda: No, none.

President Nicastro: Mrs. Labow.

Mrs. Labow: Nope. None. All good.

President Nicastro: Mr. Ferrante.

Mr. Ferrante: Nothing tonight.

President Nicastro: Mr. Roman.

Mr. Roman: And I am good.

President Nicastro: And Mr. Mania.

Mrs. Labow: You have to unmute, John. Unmute.

Mr. Mania: Pray for the people in Florida and the Carolinas.

Mrs. Labow: Good point.

President Nicastro: Yes.

Mrs. Labow: Yes.

President Nicastro: Good point. Yes. Thank you.

Mrs. Labow: Absolutely.

President Nicastro: And with that then, do we have a motion to adjourn?

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

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 October 18, 2022.

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Michelle Masser, Township Clerk