



**Mount Olive Township Council
Workshop Meeting
November 1, 2022**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PROCLAMATION

1. Recognizing Veteran's Day

RESOLUTIONS: (16)

1. **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**

The Township has been approached by a developer and owner of 438-440 Sand Shore Road to secure support for a Highlands Area Redevelopment designation. The properties in question are located within the Highlands Preservation Area and need this designation for site plan approval for two industrial buildings consistent with our Zoning Code. The designation must also include an area that is at least 70 percent existing impervious coverage which is why Johnson dealership and Mt. Olive Parkade shopping center are also included in the plan and have consented to the inclusion. It should be noted that the developer previously had approval for an industrial building, however, encountered complications which prevented the improvements within the allowable time frame.

2. **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)**

The Director of the Division of Local Government Services needs to approve a special item of revenue into the budget after its adoption. The Township received a Bulletproof Vest Partnership grant in the amount of \$2,863 which needs to be inserted and made available in the budget.

3. Providing for the transfer of 2022 budget appropriations for the current fund and water utility budgets

In accordance with the law, municipalities can only transfer funds during November and December. We have encountered several shortfalls in the following current fund in the amount of \$172,000: Legal, Buildings & Grounds, Fleet, Seniors and Social Security. In addition, the water fund in the amount of \$20,000 needs a transfer to cover the down payment for the PFOA mitigation.

4. Canceling taxes on Block 8600, Lot 23 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor

The Tax Collector and Tax Assessor recommend canceling taxes for the property owner of Block 8600, Lot 23 for being declared by the VA to be 100% totally and permanently disabled due to a wartime disability. The 2022 taxes will be canceled in the amount of \$3,209.40.

5. Canceling taxes on Block 8800, Lot 36.17 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor

The Tax Collector and Tax Assessor recommend canceling taxes for the property owner of Block 8800, Lot 36.17 for being declared by the VA to be 100% totally and permanently disabled due to a wartime disability. The 2022 taxes will be canceled in the amount of \$3,578.11.

6. Authorizing the use of North Jersey Wastewater Cooperative Pricing System (NJWCPS) for 2022 (Pumping Services, Inc.)

In accordance with the local public contracts law, the Township desires to purchase various pumps and motor repairs off the NJWCPS contract from Pumping Services, Inc.

7. Authorizing the use of Somerset County Cooperative Pricing System Contract for 2022 (GTBM)

In accordance with the local public contracts law, the Township desires to purchase traffic control signs and equipment off of the Somerset County Co-op from GTBM.

8. 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

The vendor service contract with Kia needs to be revised to include additional language related to the finance company and VIN numbers. No other changes will be made to the contract.

9. 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

The initial contract to The Musial Group for architectural services for the new Senior Center project needs to be increased by \$86,598 from \$118,735 to \$205,333. The increase is due to the scope of work changing from a one-story building to a building with a basement which requires more engineering.

10. Authorizing the award of a contract for RFP #01-2022 Architectural Design Services for 5 Pondview Lane (The Musial Group)

The Musial Group submitted a proposal for architectural services for the Pondview property and a contract will be awarded in the amount of \$58,450. I anticipate this contract amount being increased in the future as we uncover potential deficiencies in the structure.

11. Authorizing the award of a contract to Nicoletti Snow Removal, LLC for Bid #05-2022 Snowplowing Services

The Township advertised for bids in accordance with the local public contracts for Snowplowing Services to assist the Department of Public Works with snow removal in certain developments, specifically Old Budd Lake Area/Outlook Park and Morris Chase/Morris Hunt. One (1) bid was received from Nicoletti Snow Removal, LLC. The total contract amount will be for \$80,000 over the next two years. Outsourcing this service in certain developments reduces overtime and allows our staff to focus on the primary roads.

12. Authorizing the award of a professional services agreement for Township Auditor to Gary Higgins of PKF O'Connor Davies, LLP *Revised - Increasing contract amount

The professional service agreement to PKF O'Connor Davies, LLP needs to be increased by \$10,400 needed to fulfill the remainder of the contract period, bringing the total contract to \$110,400.

13. 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)

The Township has a contract with Ciocca Ford Lincoln of Flemington for auto parts which is expiring on December 18, 2022. The contract allows for a one-year extension under the same terms and conditions. The one-year contract extension is for \$65,000 and will expire on December 18, 2023.

14. Authorizing the award of a professional service agreement for Labor Attorney to Cleary, Jacobee, Alfieri, Jacobs *Revised - Increasing contract amount

The professional service agreement to our Labor Attorney needs to be increased by \$50,000 to fulfill the remainder of the contract period, bringing the total contract to \$130,000.

15. Authorizing the township to abate a nuisance property located at Block 4100, Lot 74 (Chamberlain Lane)

The property owner has failed to maintain the exterior of their property creating a nuisance and violation of the code. Violations notices have been sent with no response from the owner. A lien will be placed on the home in order to abate the nuisance.

16. Authorizing the institution of an in-rem tax foreclosure

The Tax Collector recommends instituting an in-rem tax foreclosure proceeding against the attached properties to be in the best interest of the municipality and will result in revenue to the Township by either redemption of the subject property or by foreclosure and resale by the Township.

ORDINANCE FOR FIRST READING: (3)

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)

The Rachel Manor Estates development is near completion and under the terms of the Developers Agreement, various ROW, road dedications and easements need to be authorized and accepted. The Township engineer and attorney have reviewed and recommend approval.

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.

This ordinance will replace the recently approved Business Insurance Registration ordinance which is required by State Law and removes the enforcement penalty.

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.

As recommended by the State which was discovered during the Best Practices Inventory, it is recommended that our Nepotism Policy be codified in an ordinance.

ORDINANCE FOR SECOND READING: (2)

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.

The Township needs to mitigate PFOA's in the Pinecrest water system. The preliminary budget estimates for construction costs (equipment, building modifications and installation) will be approximately \$425,000 in addition to another \$235,000 in permitting and engineering costs for a total of \$660,000. Approximately \$300,000 has already been re-allocated from previous capital budgets to fund these improvements and an additional \$400,000 needs to be appropriated for the expedited remediation.

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.

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - November 1, 2022

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE @ Work Session

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETINGS - J. Ferrante

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

ROLL CALL

CORRESPONDENCE (27)

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.

UTILITIES - NONE

ORDINANCES FOR PUBLIC HEARING: (2)

- 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. - **C. Labow**
- 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. - **J. Mania**

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Various Conservation and Sight Easements in Connection with Rachel Manor Estates.
(Block 7702 Lot 32) - **G. Stewart**

2. **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. - **A. Roman**
3. **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. - **J. Ferrante**

CONSENT RESOLUTIONS AGENDA: (16) - C. Labow

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
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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)
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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

COUNCIL COMMENTS ON CONSENT RESOLUTIONS

ROLL CALL

RESOLUTIONS NON-CONSENT

PUBLIC PORTION ON INDIVIDUAL RESOLUTIONS

COUNCIL COMMENTS ON INDIVIDUAL RESOLUTIONS

ROLL CALL (NON-CONSENT)

MOTIONS - J. Mania

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

ROLL CALL

ADMINISTRATIVE REPORTS

OLD BUSINESS

NEW BUSINESS

LEGAL MATTERS

COUNCIL REPORTS

1. Board of Education Liaison - **D. Amianda**
2. Senior Citizen Liaison - **D. Amianda**
3. Environmental Committee - **J. Ferrante**
4. Lake Issues - **J. Ferrante**
5. Library Board Liaison - **J. Ferrante**
6. Open Space Committee - **C. Labow**
7. Board of Health - **C. Labow**
8. Stigma Committee - **C. Labow**
9. Legislative Committee - **J. Mania**
10. Planning Board - **J. Mania**
11. Economic Development Committee - **G. Stewart**
12. Community Action Panel - **G. Stewart**
13. Recreation Liaison - **A. Roman**

PUBLIC PORTION

EXECUTIVE SESSION (1)

1. 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.

COUNCIL COMMENTS

ADJOURNMENT

