



**Mount Olive Township Council
Workshop Meeting
February 7, 2023**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PRESENTATION:

1. **Oath of Office:**
Dave Turner promotion to Lieutenant
Dave Hering promotion to Sergeant
2. Recognizing Michael Pucilowski for 30 years of service to the Musconetcong Sewerage Authority

DISCUSSION ITEM:

1. Morris Habitat for Humanity (Cobblestone Development): CDBG Grant (\$125,000) and HOME Grant (\$250,000)

RESOLUTIONS: (26)

1. **Authorizing the sale of municipal owned real property no longer needed for public use (Block 2603, Lot 2)**
The Township owns Block 2603, Lot 2 known as a vacant lot at 6 31st Street which is no longer needed for public use. The Township desires to hold a public auction to adjacent property owners in compliance with the NJ Local Lands and Buildings Law. The minimum required bid is \$8,000 and the auction will be held on March 7, 2023.
2. **Authorizing the Morris Habitat for Humanity to submit a grant application to The Morris County HOME Investment Partnerships Program**
MHFH will submit a grant application to the Morris County Home Investment Partnerships program in the amount of \$250,000 to offset construction costs for the redevelopment of 20-23 Stonewald Court.

3. Authorizing the Morris Habitat for Humanity to submit a grant application to The Morris County Community Development Block Grant Program

MHFH will submit a grant application to the Morris County Community Development Block Grant program in the amount of \$125,000 to offset construction costs for the redevelopment of 20-23 Stonewald Court.

4. Authorizing execution of a site access agreement with NJDEP to install monitoring wells related to the Combe Fill site on the Township property designated as Block 4100, Lot 113, located at 21 Ringenbach Lane

The NJDEP of requested site access to install monitoring wells related to the Combe Fill site on Township property located at Block 4100, Lot 113 known as 21 Ringenbach Lane.

5. Renewing a facility use agreement between the Township of Mount Olive and New Jersey JCC Metrowest

NJ JCC Metro West operates a pool area and facility at Camp Deeny Riback which the Township wishes to utilize for the Mount Olive Recreation Pirates swim Team from June 19, 2023 - August 13, 2023 with the option to renew for two additional years. The annual rental fee is \$3,500 paid by the Recreation Utility.

6. Authorizing the use of Somerset County Cooperative Pricing System Contract for 2023 (Garden State Highway Products)

As per the local public contracts law, the Township desires to purchase goods via a purchasing contract off the Somerset County Cooperative Pricing System from Garden State Highway Products for traffic control signs, supports, hardware and safety devices.

7. Authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2023 (GTBM)

As per the local public contracts law, the Township desires to purchase software reseller services via a purchasing contract off the New Jersey State Contract from GTBM for software reseller services.

8. Authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2023 (A&K Equipment Co.)

As per the local public contracts law, the Township desires to purchase snowplow parts, grader and loader blades via a purchasing contract off the New Jersey State Contract from A&K Equipment Co.

9. Authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2023 (Cliffside Body)

As per the local public contracts law, the Township desires to purchase snowplow parts, grader and loader blades via a purchasing contract off the New Jersey State Contract from Cliffside Body.

10. Authorizing the use of Open Space funds for management of Kevin Drive Pond aquatic weed and algae growth (Aquatics Analysts, Inc.)

The Township desires to procure professional services for the management of aquatic weed and algae growth, specific to the Kevin Drive retention pond not to exceed \$3,000 from the open space fund. A contract will be awarded to Aquatic Analysts, Inc.

11. Authorizing the use of Open Space funds for management of Bennington Drive Pond aquatic weed and algae growth (Aquatic Analysts, Inc.)

The Township desires to procure professional services for the management of aquatic weed and algae growth, specific to the Bennington retention pond not to exceed \$3,000 from the open space fund. A contract will be awarded to Aquatic Analysts, Inc.

12. Authorizing the use of Open Space funds for management of Pondview Drive Pond aquatic weed and algae growth (Aquatic Analysts, Inc.)

The Township desires to procure professional services for the management of aquatic weed and algae growth, specific to the Tarn property (Pondview) not to exceed \$3,000 from the open space fund. A contract will be awarded to Aquatic Analysts, Inc.

13. Authorizing the use of Open Space funds for management of Turkey Brook Retention Pond aquatic weed and algae growth (Aquatic Analysts, Inc.)

The Township desires to procure professional services for the management of aquatic weed and algae growth, specific to the Turkey Brook Park retention pond not to exceed \$3,000 from the open space fund. A contract will be awarded to Aquatic Analysts, Inc.

14. Authorizing the use of Open Space funds for HAB prevention, mitigation and algae control at Budd Lake (Aquatic Analysts, Inc.)

The Township desires to procure professional services for the management of aquatic weed and algae growth, specific to Budd Lake not to exceed \$75,000 from the open space fund. A contract will be awarded to Aquatic Analysts, Inc.

15. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Samantha Bunsu)

The Township desires to acquire Public Health Accreditation Consulting Services as a non-fair and open contract. Samantha Bunsu has submitted a proposal for \$75/hour. The maximum dollar value of the contract shall be \$40,000 and be funded through a Public Health grant.

16. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (New Jersey Door Works)

The Township desires to install new well house doors as a non-fair and open contract. New Jersey Door Works has submitted proposals and the maximum dollar value of the contract shall not exceed \$24,618.54.

17. Authorizing the award of a non-fair and open professional service for Medical Director/Physician for the Board of Health to Meghan K. Pillai, MD (January 1, 2023 - December 31, 2023)

The Township has a need to acquire a Medical Director/Physician for the Child Health Clinic. It is recommended to award a professional service contract to Meghand K. Pillai in an amount not to exceed \$12,000.

18. Authorizing the award of a professional service agreement for Administrative Oversight of the Potable Water Systems to Van Cleef Engineering Associates (January 1, 2023 - December 31, 2023)

The Township desires to acquire professional services for Administrative Oversight of the potable water system as a non-fair and open contract. Van Cleef Engineering Associates has submitted a proposal not to exceed \$30,000.

19. Authorizing the award of a professional service agreement for Board Attorney to the Board of Health to Peter J. King, LLC (January 1, 2023 - December 31, 2023)

The Township Board of Health has a need to acquire legal counsel and Peter King has submitted a proposal not to exceed \$7,000.

20. Approving a professional service agreement with RJH Law Enforcement Consultant for services of a Hearing Officer (January 1, 2023 - December 31, 2023) Revised - Increasing contract amount

The professional services agreement with RJH Law Enforcement Consultant Services as a Hearing Officer needs to be revised to increase the contract amount by \$4,800 to \$14,400 due to an additional disciplinary matter.

21. 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 contract for Architectural Design Services for the Health Center project awarded to The Musial Group needs to be revised to increase the amount by \$10,350 for additional services related to a soils and foundation investigation report which was not included in the original proposal.

22. Authorizing the award of a one-year contract extension (year 1) for Recycling Commodity Services (FCR Morris)

The Township has a need to provide commodity recycling services and has negotiated a contract for the marketing of recyclable materials recovered through our recycling program with FCR Morris. The anticipated cost of the contract is \$122,400.

23. 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) Revised - Increasing amount of non-contract equipment and repairs

The Township authorized a one-year contract extension to Spectrum Communications for Preventative Maintenance and Support for Radio Networks. A component of the contract is to purchase non-contract equipment and repairs. Based on the needs of the Police Department, the contract needs to be increased by \$31,473.65 to purchase non-contract items.

24. Authorizing the award of a one-year contract extension (year 2/final) to Peterson & Sons Tree Service for Bid #15-2019 Tree Removal, Tree Trimming & Stump Grinding (October 30, 2022 - October 29, 2023) Revised - Increasing contract amount

The Township previously awarded a contract to Peterson and Sons Tree Service for tree removal, tree trimming and stump grinding services. The contract amount needs to be increased by \$60,000 to accommodate the Phase II Cloverhill Shade Tree removal and Sidewalk Replacement project.

25. Authorizing Change Order No. 1 for the purchase of a Skeeter Brush Unit off the Houston-Galveston Area Council Cooperative (Fire & Safety Services)

The Fire Director and Purchasing Agent recommend a change order for the purchase of a skeeter brush unit for the Fire Department to include a lift kit, off-road tires and remote bumper monitor in the amount of \$28,100 bringing the total project cost to \$266,273.79.

26. Authorizing release of bonds and inspection escrow to Village Green, LLC relating to the development of property located at 74 Village Way (Block 102, Lot 4)

The Township Engineer has reviewed the request from Village Green, LLC for the development at 74 Village Way to release the bonds and escrows subject to the posting of a maintenance performance bond.

ORDINANCE FOR FIRST READING: (2)

Ord.#5-2023 An Ordinance Amending Ordinance #31-2022 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel.
In anticipation of several retirements and resignations, it is recommended to establish salary ranges for Department Heads and other exempt employees to prepare for the transition.

Ord.#6-2023 An Ordinance of the Township of Mount Olive Amending Ordinance #32-22 Which Established Salaries for the Mayor, Council, Department Heads and Other Exempt Employees.
In anticipation of several retirements and resignations, it is recommended to establish salary ranges for certain non-union employees to prepare for the transition.

ORDINANCE FOR SECOND READING: (1)

Ord.#4-2023 An Ordinance Amending Ordinance #31-2022 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel.
A stipend will be created for the Training Administrator of the CDL shared service agreements based upon the number of completed registrations. In addition, the Fire Inspector salary range will be amended to prepare for a new (replacement) employee.

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - February 7, 2023

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE @ Work Session

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETINGS - C. Aaron

1. January 10, 2023 WS & PM (Absent: G. Stewart)
January 24, 2023 WS & PM

ROLL CALL

CORRESPONDENCE (22)

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received January 23, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: January 23, 2023.
2. Email received January 30, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: January 30, 2023.
3. Email received January 31, 2023, from Statewide Hispanic Chamber of Commerce of NJ regarding You'll learn more here!
4. Email received February 2, 2023, from Statewide Hispanic Chamber of Commerce of New Jersey regarding Get Updates: Weekly Community Calendar.
5. Email received February 3, 2023, from The Land Conservancy of New Jersey regarding REMINDER: Planning Grants Available Now!

RESOLUTIONS/ORDINANCES OTHER TOWNS - NONE

LEAGUE OF MUNICIPALITIES

6. Email received January 20, 2023, from NJLM regarding SHPB Increase Unresolved, Ida Recovery Funds, DLGS Guidance.

7. Email received January 27, 2023, from NJLM regarding SHBP Update; Legislation on Special Events & LIHWAP; Grants.
8. Email received February 1, 2023, from NJLM regarding Mayors Legislative Day is Back for 2023!

STATE AGENCIES/LOI/HIGHLANDS

9. Email received January 24, 2023, from NJDEP regarding NJDEP Weekly Update.
10. Letter received January 30, 2023, from Dykstra Walker Design Group regarding Request for Presence/Absence Letter of Interpretation for Block 5800, Lot 15.01, Township of Mt. Olive, Morris County.
11. Letter received January 31, 2023, from Langan regarding Application for Freshwater Wetlands General Permit No. 1 Application 3000 Continental Drive Warehouse Development Block 200, Lot 1, Township of Mount Olive, Morris County, New Jersey, Langan Project No.: 100980201.
12. Email received January 31, 2023, from Commitment to Communities, DOT, regarding Commitment to Communities Newsletter - Volume 26.
13. Letter received February 1, 2023, from 3000 Continental Drive Associates, LLC, regarding Application Submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the proposed redevelopment project on 3000 Continental Drive, Block 200, Lot 1, Township of Mount Olive, Morris County.
14. Letter received February 2, 2023, from NJDEP regarding Classification Exception Area/Well Restriction Area. 95 Route 46, Mt. Olive Twp., Morris County, Program Interest Number: PI # 832096, Subject Item ID: CEA100000003, Activity Number: LSR190001.
15. Email received February 2, 2023, from NJDEP regarding PI# 001166 - SINCLAIR - Remedial Action Permit.

MSA/MUA - NONE

MORRIS COUNTY

16. Email received January 20, 2023, from Morris County regarding Morris County Appoints New Director of Communications.
17. Email received January 20, 2023, from Morris County regarding This Week in Morris County: Morris County honors Martin Luther King, Jr.
18. Email received January 24, 2023, from Morris County regarding December 2022 Minutes of the Morris County Planning Board.
19. Email received January 26, 2023, from Morris County regarding January Proclaimed Human Trafficking Prevention Month by Morris County Commissioners.

20. Email received January 27, 2023, from Morris County regarding This Week in Morris County: Morris County Commissioners Condemn Human Trafficking.
21. Publication received February 1, 2023, from Morris County regarding the Preliminary Equalization Table for the County of Morris for the Year 2023.
22. Email received February 3, 2023, from Morris County regarding Morris County Chamber of Commerce Hosts 102nd Annual Meeting.

UTILITIES - NONE

ORDINANCES FOR PUBLIC HEARING: (1)

Ord.#4-2023 An Ordinance Amending Ordinance #31-2022 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel. - **J. Ferrante**

ORDINANCE FOR FIRST READING: (2) (2nd reading February 21, 2023)

Ord.#5-2023 An Ordinance Amending Ordinance #31-2022 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel. - **C. Labow**

Ord.#6-2023 An Ordinance of the Township of Mount Olive Amending Ordinance #32-22 Which Established Salaries for the Mayor, Council, Department Heads and Other Exempt Employees. - **J. Mania**

CONSENT RESOLUTIONS AGENDA: (26) - G. Stewart

1. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing the sale of municipal owned real property no longer needed for public use (Block 2603, Lot 2)
2. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing the Morris Habitat for Humanity to submit a grant application to The Morris County HOME Investment Partnerships Program
3. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing the Morris Habitat for Humanity to submit a grant application to The Morris County Community Development Block Grant Program
4. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing execution of a site access agreement with NJDEP to install monitoring wells related to the Combe Fill site on the Township property designated as Block 4100, Lot 113, located at 21 Ringenbach Lane
5. Resolution of the Township of Mount Olive, in the County of Morris, State of New Jersey, renewing a facility use agreement between the Township of Mount Olive and New Jersey JCC Metrowest
6. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Somerset County Cooperative Pricing System Contract for 2023 (Garden State Highway Products)

7. 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 2023 (GTBM)
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26. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing release of bonds and inspection escrow to Village Green, LLC relating to the development of property located at 74 Village Way (Block 102, Lot 4)

PUBLIC PORTION ON CONSENT RESOLUTIONS

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 - A. Roman

1. Bill List
2. **Mayor's Appointment with Advice & Consent of Council**
Council Consent to the Mayor's appointment of Glenn T. Gavan as Municipal Court Judge to fill an unexpired term to expire on 12/31/24 in accordance with N.J.S.A 2B:12-4.

ROLL CALL

ADMINISTRATIVE REPORTS

OLD BUSINESS

NEW BUSINESS

LEGAL MATTERS

COUNCIL REPORTS

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

PUBLIC PORTION

COUNCIL COMMENTS

ADJOURNMENT