



**Mount Olive Township Council  
Workshop Meeting  
May 2, 2023**

**ITINERARY**

**PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**ROLL CALL**

**PROCLAMATION: (1)**

1. Recognizing Ralph DeVito

**RESOLUTIONS: (15)**

1. **Authorizing the application and execution of the Strengthening Local Public Health Capacity Grant**

The New Jersey Department of Health has made available a non-competitive grant titled Strengthening Local Public Health Capacity Program which supports building capacity at the local level for rapid identification, tracking, and response to infectious disease outbreaks. Mount Olive qualifies for \$303,000 to carry out the deliverables. The grant will predominantly fund two current health department employees to carry out the duties.

2. **Authorizing the contract of sale of real estate at 97 Sand Shore Road (Block 2700, Lot 51) in the Township of Mount Olive from Sand Shore Road, LLC REVISED - adding wire instructions**

The Township will be closing on 97 Sand Shore Road next week and wire instructions need to be added to the resolution granting the CFO authorization to electronically wire the payments to the title company.

3. **Authorizing the Flanders Fire Company No. 1 to hold a "Coin Drop" fundraiser on various dates in 2023**

Flanders Fire Company #1 is holding a "coin drop" fundraiser on July 8th, 9th, September 9th, 10th and October 14th and 15th on Flanders-Bartley Road where it intersects with Route 206 from 9 am to 4 pm.

**4. Awarding a contract renewal for Emergency Medical Transportation Services - Option Year 3/Final (Atlantic Ambulance Corp)**

The Township awarded Atlantic Ambulance Corp. with a two-year contract with options to renew for three-one-year contracts for Emergency Medical Transportation Services. Year two will expire on May 31, 2023 and it is recommended to extend the contract for its final term, which will expire on May 31, 2024. Rates will remain the same at \$700 for loading fee and \$7.16 cost per mile. There is no out of pocket expense for the residents.

**5. Authorizing the award of a contract extension (Year 4/Final) for Bid #04-2020 Maintenance and Repair Services for Heating, Ventilating and Air Conditioning Systems for Mount Olive Township Facilities (Reiner Group)**

The Township awarded the Reiner Group with a two-year contract with the option to renew for two-one-year contracts for maintenance and repair services for heating, ventilating, and air conditioning systems for Mount Olive facilities. It is recommended to extend the contract for one more final year under the same terms and conditions.

**6. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (ADP)**

The Township has a need to acquire payroll, HR, benefits and ACA reporting services. ADP has submitted a proposal and it is recommended to award a non-fair and open contract in accordance with the pay-to-play laws not to exceed \$25,625.

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

A contract was previously awarded to Samantha Bunsu for Public Health Accreditation Consulting Services. Now that the budget is adopted, the full amount of the contract needs to be certified in the amount of \$40,000.

**8. Authorizing the award of a contract for the purchase of various supplies for the Health Department's clinical services off New Jersey State Contract (Grainger)**

The Township is in need of various supplies for its clinical services. Grainger submitted a quote in the amount of \$17,574.21 through a New Jersey State contract.

**9. Authorizing the award of a contract for Bid #03-2023 Winter Festival Concession (Norman Amusements)**

The Township authorized a competitive contract process to solicit proposals for a winter festival at Turkey Brook Park. One proposal was submitted from Norman Amusements to provide food trucks, kiddie rides and light displays. Ticket prices shall be fixed at \$15 per child and \$5 per adult. The Recreation Department will share in the revenue.

**10. Authorizing the award of a contract for the purchase and installation of a new communication center 911 and radio console off New Jersey State Contract (Zetron, inc.)**

The Township has a need to purchase and install a new 911 communication center and radio console. Zetron, Inc. has submitted a quote totaling \$379,219.68 for the purchase of equipment and installation off of a New Jersey State contract.

**11. Rejecting all bids received for Bid #05-2023 Purchase and Deliver of Two (2) SUV's: 2022 Model or Newer**

The Township advertised bids to purchase two SUVs for the Health Department. Two bids were received from Motion Kia and Pellegrino Chevrolet which were both non-responsive. Additionally, the bids received were over budget. Both bids will be rejected and re-bid.

**12. Authorizing the award of a professional services agreement for Engineering and Construction Administration Services for International Drive South Phase 1 (Van Cleef Engineering Associates) REVISED - Contract extension**

The Township awarded a contract to Van Cleef Engineering Associates for Phase 1 of the International Drive South Rehabilitation project funded through an NJDOT grant. The contract will expire on May 9, 2023 and needs to be extended. I expect the work to be complete this year.

**13. Authorizing the award of contract for Bid #02-2023 Collision Repair Services (Family Ford)**

The Township advertised bids for Collision Repair Services. One bid was received from Family Ford and it is recommended to award a one-year contract with the right to extend the term of the contract with no increases for an additional one-year term. The hourly labor rate will be \$51 per hour with a 10% off current list price discount for parts.

**14. Authorizing the application and execution of Year 3 of the Vaccine Supplemental Funding Grant**

The New Jersey Department of Health is extending the COVID19 Vaccination Supplemental Funding grant program for an additional year. Funding is used to help protect the residents of Mount Olive. The grant is non-competitive and Mount Olive qualifies for \$50,000 to carry out the deliverables.

**15. Authorizing bond and escrow release to Rachel Manor LLC in connection with the property located at Block 7702, Lot 32**

The Developer has requested a release of the remaining bonds and escrow balances related to the Rachel Manor project. Our Engineer has inspected the site, reviewed the file and has no objection to releasing the bonds and escrow, except for \$1,000 to cover engineering and legal costs that may arise during the two year maintenance bond period.

**ORDINANCE FOR FIRST READING: (2)**

**Ord.#13-2023** Ordinance Amending Section 3(d)(ii) and Section 6(b) of Bond Ordinance #7-2023 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 7, 2023, In Order to Include an Additional Project and Decrease the Useful Life and the Average Useful Life.

Additional funding is needed to purchase the Senior Transportation Bus. The bond ordinance needs to be amended to re-allocate funds from other projects which were completed under budget.

- Ord.#14-2022** An Ordinance Establishing a Stipend for a Visual Lead Paint Inspector. The State has passed legislation requiring municipalities to inspect for lead-based paints in rental dwelling units that were constructed prior to 1978. Specialized training and certification is required to perform the inspections. It is recommended that a stipend be given to employees performing the extra task.

### **ORDINANCE FOR SECOND READING: (3)**

- Ord.#10-2023** Ordinance Appropriating \$35,780 from the Reserve for Road Resurfacing for Road Resurfacing and Improvements in and by the Township of Mount Olive, in the County of Morris, New Jersey.  
A capital ordinance needs to be approved appropriating the \$35,780 received from the Comb Fill North Solar Developer in order to repave Flanders-Netcong Road.
- Ord.#11-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 550, Land Use, of the Township Code to Establish Regulations for the Installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces.  
The NJ DCA issued a model statewide municipal EV ordinance which needs to be adopted which is consistent with the Township's Master Plan.
- Ord.#12-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 46, Length of Service Awards Program, Section 46-6, Points of the Township Code to Amend Attachment 3, Flanders Fire and Rescue Squad Company No. 1, LOSAP Point System.  
The Flanders Fire and Rescue Squad has requested changes be made to the LOSAP point system to encourage increased participation in volunteerism and to be consistent with the point system available to the Budd Lake Fire and Rescue Squads.

### **OLD BUSINESS**

### **NEW BUSINESS**

### **PUBLIC PORTION**

### **ADJOURN TO PUBLIC MEETING**

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## **TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - May 2, 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. April 18, 2023 WS & PM
2. April 18, 2023 Executive Session

**ROLL CALL**

**CORRESPONDENCE (27)**

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

1. Email received April 17, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: April 17, 2023.
2. Flyer received April 17, 2023, from Mount Olive Township Library regarding Book Sale, Saturday, May 6th, from 10am - 3pm.
3. Letter received April 17, 2023, from Lavery, Selvaggi, Abromitis & Cohen, PC. regarding Ghalieh Holdings, LLC's application to the Town of Hackettstown Land Use Board for the property known as Block 119, Lot 104 located at 111 Mill Street, Hackettstown, Warren County, New Jersey.
4. Email received April 19, 2023, from NOFA NJ regarding Earth Day Fun & Film Screening 4/22.
5. Email received April 19, 2023, from the Statewide Hispanic Chamber of Commerce of New Jersey regarding Experience Total Wellness at the Health & Wellness Fair in American Dream Mall!
6. Email received April 20, 2023, from SHCCNJ regarding DoorDash Grant: Calling Local Restaurants in NJ!
7. Email received April 20, 2023, from Sustainable Jersey regarding Two Weeks Left to Register for the Sustainability Summit.
8. Email received April 24, 2023, from Whippany River Watershed Action Committee regarding Happy Earth Day!

9. Email received April 24, 2023, from Laddey Clark & Ryan, LLP regarding Just a Few Days Until the Seventh Annual Non-Profit Forum.
10. Email received April 24, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: April 24, 2023.
11. Email received April 26, 2023, from the Statewide Hispanic Chamber of Commerce of NJ regarding DoorDash Grant: Help Your Restaurant Thrive - Apply Now!
12. Letter received April 27, 2023, from the Township of West Milford regarding Thank you for Your Assistance.
13. Email received April 27, 2023, from the Statewide Hispanic Chamber of Commerce of NJ regarding Weekly Community Calendar: There's always something happening in NJ, don't miss out!
14. Email received April 28, 2023, from Downtown New Jersey regarding ICYMI: Upcoming DNJ Forums.

#### **RESOLUTIONS/ORDINANCES OTHER TOWNS**

15. Letter received April 20, 2023, from Chester Township regarding Notice of Ordinance Adoption.

#### **LEAGUE OF MUNICIPALITIES**

16. Email received April 24, 2023, from NJLM regarding Blue Acres Chat, Rail Safety, ARP Clawbacks.

#### **STATE AGENCIES/LOI/HIGHLANDS**

17. Email received April 14, 2023, from Saul Ewing regarding Aqua New Jersey, Inc., BPU Docket No. WR22120745 - In the Matter of the Petition of Aqua New Jersey, Inc. for Approval to Defer Certain Costs Related to the Replacement of Lead Service Lines and Other Related Approvals.
18. Letter received April 17, 2023, from Saul Ewing, regarding In Re: Application of Aqua New Jersey, Inc. for Approval to Defer Certain Costs Related to the Replacement of Lead Service Lines and Other Related Approvals BPU Docket No. WR22120745.
19. Email received April 17, 2023, from NJDEP regarding NJDEP Weekly Update.
20. Email received April 21, 2023, from Commitment to Communities, DOT, regarding Commitment to Communities Newsletter - Volume 27.
21. Letter received April 26, 2023, from David Pry, Licensed Site Remediation Professional, regarding Response Action Outcome. Remedial Action Type: Unrestricted Use. 434 Sand Shore Road, Block 8300, Lot 9.
22. Email received April 27, 2023, from NJDEP regarding UHOT NFA Letter for PI # 1008817 - 16 Gervic Street(CSP230001).

## **MSA/MUA - NONE**

## **MORRIS COUNTY**

23. Email received April 14, 2023, from Morris County regarding This Week in Morris County.
24. Email received April 21, 2023, from Morris County regarding This Week in Morris County.
25. Email received April 26, 2023, from Morris County regarding Morris County Celebrates Earth Day 2023.
26. Email received April 26, 2023, from Morris County regarding the March 2023 Minutes of the Morris County Planning Board.

## **UTILITIES**

27. Letter received April 26, 2023, from Jersey Central Power & Light regarding In the Matter of the Verified Petition of Jersey Central Power & Light Company Seeing Adjustment of the Rider RRC-RGGI Recovery Charge ("Rider RRC"), Including: (1) Approval of Its Deferred Balances Relating to, and an Adjustment of, the Solar Renewable Energy Certificates Financing Program Component ("SREC Component") of Rider RRC; (2) Approval of Deferred Balances Relating to, and an Adjustment of, the Transition Renewable Energy Certificate Incentive Program Component ("TREC Component") of Rider RRC; (3) Approval of Deferred Balances Relating to, and an Adjustment of, the ("SuSI Component") of Rider RRC; (4) Approval of Its Deferred Balances Relating to, and an Adjustment of, the Energy Efficiency and Conservation Program Component ("EE&C Component") of Rider of January 1, 2023; and (6) Approving the SREC II Program Administration Fee Deferred Balance From January 1, 2022 through December 31, 2022 ("2022 Rider RRC Filing") BPU Docket No. ER23020060.

## **ORDINANCES FOR PUBLIC HEARING: (3)**

- |                     |   |
|---------------------|---|
| <b>Ord.#10-2023</b> | Ordinance Appropriating \$35,780 from the Reserve for Road Resurfacing for Road Resurfacing and Improvements in and by the Township of Mount Olive, in the County of Morris, New Jersey. - <b>J. Ferrante</b>   |
| <b>Ord.#11-2023</b> | An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 550, Land Use, of the Township Code to Establish Regulations for the Installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces. - <b>C. Labow</b>     |
| <b>Ord.#12-2023</b> | An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 46, Length of Service Awards Program, Section 46-6, Points of the Township Code to Amend Attachment 3, Flanders Fire and Rescue Squad Company No. 1, LOSAP Point System. - <b>J. Mania</b> |

**ORDINANCE FOR FIRST READING: (2) (2nd reading May 16, 2023)**

**Ord.#13-2023** Ordinance Amending Section 3(d)(ii) and Section 6(b) of Bond Ordinance #7-2023 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 7, 2023, In Order to Include an Additional Project and Decrease the Useful Life and the Average Useful Life. - **G. Stewart**

**Ord.#14-2023** An Ordinance Establishing a Stipend for a Visual Lead Paint Inspector. - **A. Roman**

**CONSENT RESOLUTIONS AGENDA: (15) - C. Aaron**

1. Resolution of the Township Council of the Township of Mount Olive authorizing the application and execution of the Strengthening Local Public Health Capacity Grant
2. Resolution of the Township Council of the Township of Mount Olive authorizing the contract of sale of real estate at 97 Sand Shore Road (Block 2700, Lot 51) in the Township of Mount Olive from Sand Shore Road, LLC REVISED - adding wire instructions
3. Resolution of the Township Council of the Township of Mount Olive authorizing the Flanders Fire Company No. 1 to hold a "Coin Drop" fundraiser on various dates in 2023
4. Resolution of the Township Council of the Township of Mount Olive awarding a contract renewal for Emergency Medical Transportation Services - option year 3/final (Atlantic Ambulance Corp)
5. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract extension (Year 4/Final) for Bid #04-2020 Maintenance and Repair Services for Heating, Ventilating and Air Conditioning Systems for Mount Olive Township Facilities (Reiner Group)
6. Resolution of the Township Council of the Township of Mount Olive approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (ADP)
7. Resolution of the Township Council of the Township of Mount Olive approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play (Samantha Bunsu)
8. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of various supplies for the Health Department's clinical services off New Jersey State Contract (Grainger)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #03-2023 Winter Festival Concession (Norman Amusements)



10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase and installation of a new communication center 911 and radio console off New Jersey State Contract (Zetron, inc.)
11. Resolution of the Township Council of the Township of Mount Olive rejecting all bids received for Bid #05-2023 Purchase and Deliver of Two (2) SUV's: 2022 Model or Newer
12. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Engineering and Construction Administration Services for International Drive South Phase 1 (Van Cleef Engineering Associates) REVISED - Contract extension
13. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for Bid #02-2023 Collision Repair Services (Family Ford)
14. Resolution of the Township Council of the Township of Mount Olive authorizing the application and execution of Year 3 of the Vaccine Supplemental Funding Grant
15. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing bond and escrow release to Rachel Manor LLC in connection with the property located at Block 7702, Lot 32

#### **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 - J. Ferrante**

1. Bill List

#### **ROLL CALL**

#### **ADMINISTRATIVE REPORTS**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

#### **LEGAL MATTERS**

#### **COUNCIL REPORTS**

1. Board of Education Liaison - C. Aaron

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 - **C. Labow**
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**

#### **PUBLIC PORTION**

#### **COUNCIL COMMENTS**

#### **ADJOURNMENT**