



**Mount Olive Township Council  
Workshop Meeting  
November 21, 2023**

**ITINERARY**

**PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**ROLL CALL**

**DISCUSSION ITEM**

1. Water/Sewer Study
2. Linwood Road School Traffic Study
3. Adding a second Police Captain request

**RESOLUTIONS: (19)**

1. **Commending Chief Stephen Beecher on his retirement from the Mount Olive Township Police Department**

On November 30, 2023, Chief Stephen Beecher will retire from the Mount Olive Police Department after 37 years of service.

2. **Authorizing a conservation partnership with the Land Conservancy of New Jersey for acquisition of Block 402, Lot 1 and Block 403, Lot 2, for open space, recreation and conservation**

The Land Conservancy is seeking grant funding to purchase Block 402, Lot 1 and Block 403, Lot 2 for open space preservation with an interest in preserving Morris Canal remnants and offering contiguous open space for the benefit of the public. If the grant is awarded, the property would ultimately be transferred over to the Township.

3. **Authorizing payment to conduct a Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP) (The Morris Regional Public Health Partnership)**

The Mount Olive Health Department is a member of the Morris Regional Public Health Partnership (MRPHP) who has been tasked with conducting a community health assessment and community health improvement plan. The MRPHP has

awarded a contract to The College of New Jersey to conduct such services in the amount of \$175,000. Each local Morris County Health Department is required to participate and has been invoiced based on their population size. The total contribution for Mount Olive is \$17,734.

**4. Authorizing the award of a professional service agreement for MEP Engineering Services for HVAC upgrades (LAN Associates) \*Revised - Increasing contract amount**

A professional service agreement for HVAC mechanical engineering was previously awarded to LAN Associates which needs to be revised and increased by \$2,480 for additional design services. The total contract price is \$48,930.

**5. Rejecting all bids received for Bid #12-2023 Woodchip & Vegetative Debris Pickup**

The Township advertised for bids for woodchip & vegetative debris pickup and received two bids from Elvada Supply, LLC and S. Rontondi & Sons, Inc. It is recommended to reject both bids as the QPA would like to substantially revise the specifications for the goods and services.

**6. Authorizing the award of a contract for Bid #11-2023 Tree Removal, Trimming, and Stump Grinding (Harmony Tree Care) (January 1, 2024 - December 31, 2026)**

The Township publicly bid for tree removal, trimming and stump grinding. Three (3) bids were received and it is recommended to award a contract to Harmony Tree Care for a two (2) year term.

**7. Authorizing the award of a contract for Bid #13-2023 Purchase and Delivery of one (1) Chevy Tahoe Pursuit Vehicle (Mall Chevrolet)**

The Township publicly bid for the purchase and delivery of one (1) Chevy Tahoe Pursuit Vehicle to replace a damaged police vehicle. One (1) bid was received from Mall Chevrolet in the amount of \$45,533.24.

**8. Authorizing the purchase of an automated side loader off the Sourcewell Co-Op (Sanitation Equipment)**

The Township is permitted to join national cooperative purchasing agreements and is a current member of Sourcewell Co-Op. The DPW is in need of an automated side loader and Labrie Enviroquip has submitted a proposal through Sanitation Equipment Corp. in the amount of \$369,218.60. There were no alternative approaches and/or rejections made by any NJ vendor.

**9. Authorizing the award of two (2) contracts for Bid #10-2023 Aftermarket Auto Parts for Fleet Vehicles (Ciocca Parts Warehouse/dba Motoright Auto Parts: Primary Vendor) (Padik Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)**

The Township publicly bid for aftermarket auto parts for fleet vehicles. Six (6) bids were received and it is recommended to award two (2) separate contracts. One to Ciocca Parts Warehouse at a 60% aftermarket parts discount and a second back up contract to Padik Auto Parts at a 50% aftermarket parts discount.

- 10. Authorizing the award of two (2) contracts for Bid #10-2023 Ford OEM and Chevy OEM Auto Parts for Fleet Vehicles (Fred Beans Parts: Primary Vendor) (Ciocca Parts Warehouse/dba Motoright Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)**

The Township publicly bid for Ford OEM and Chevy OEM auto parts for fleet vehicles. Six (6) bids were received and it is recommended to award two (2) separate contracts. One to Fred Beans Parts as a primary contract and a second back up contract to Ciocca Parts Warehouse.

- 11. Authorizing the award of a professional services agreement for Engineering and Construction Administration Services - International Drive at Route 46(Van Cleef Engineering Associates)**

The Township has a need to acquire professional services for engineering and construction administration services for the International Drive/Route 46 rehabilitation project being funded through a DOT grant. Van Cleef Engineering has submitted a proposal in the amount of \$73,750.

- 12. Canceling taxes on Block 5101, Lot 14 for disabled Veteran declared 100% totally & permanently disabled by the Tax Assessor**

A resident at Block 5101, Lot 14 has been granted a full tax exemption by the Tax Assessor for being declared a disabled veteran. The remaining 2023 taxes in the amount of \$1,708.44 can be canceled.

- 13. Providing for the transfer of budget appropriations for the current fund budget**

The CFO recommends the 2023 budget appropriation transfers as allowed by law to cover operating expenses.

- 14. Requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2023 municipal budget(\$8,468.60 for the Bulletproof Vest Partnership Grant)**

The Township received a Bulletproof Vest Partnership Grant in the amount of \$8,468.60 which needs to be inserted into the budget and approved by the Director of the Division of Local Government Services.

- 15. Authorizing the transfer of 10 EDU's assigned to Block 200, Lot 1, 3000 Continental Drive to Block 202, Lot 1, 2000 International Drive**

Matrix Development owns both Block 200, Lot 1 and Block 202, Lot 1. Block 200, Lot 1 was originally allocated 247 EDU's as part of the BASF Development and the owner has requested the Township transfer 10 EDU's to a new development site located at Block 202, Lot 1. Due to the change in use from an office complex to warehouse facility, EDUs are available to be transferred.

- 16. Authorizing a one-year contract between the Township and Carfax to participate in the Carfax for Police Program**

The Mount Olive Police Department utilizes Carfax to provide online accident/crash reports and other investigative tools and services at no cost to the municipality, in

exchange for the municipality supplying motor vehicle accident reports. The agreement needs to be re-authorizes.

**17. Authorizing the Township of Mount Olive in the County of Morris through the Mount Olive Township Police Department to participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to enable the Mount Olive Township Police Department to request and acquire excess Department of Defense Equipment**

The Mount Olive Police Department requests permission to participate in the DLA 1033 Program which makes excess Department of Defense personal property available to local police departments. If available, the Police Department would like to acquire five (5) M16 rifles.

**18. Authorizing submission of a petition to the Highlands Council for designation of Highlands and redevelopment area for Block 8300, Lots 5, 5.02, 6,7,8,9,11 & 11.01; Block 8100, Lot 38; and Block 8400, Lot 1**

The property owner of Block 8300, Lots 11 and 11.01 would like to develop their property in accordance with the Light Industrial zoning in place and have submitted a proposal to modify an existing Highlands Redevelopment Plan Area located on Sand Shore Road. The Highlands Council has determined that a new Highlands Redevelopment Plan Area is required which could affect the development potential of other properties located within the boundary that were granted a prior approval for redevelopment which timeframes have expired.

**19. Approving and authorizing a developer's agreement with 3000 Continental Drive Associates, LLC for the development of property designated as Block 200, Lot 1**

The Developer of 3000 Continental Drive has obtained preliminary and final major site plan approval to build a warehouse/office structure and a Developers Agreement needs to be executed in accordance with the approvals.

**ORDINANCE FOR FIRST READING: (3)**

**Ord.#34-2023** Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Section 375-22, Parking Prohibited Certain Hours, of the Township Code to Improve Traffic Flow During School Hours.

A traffic study was conducted during school hours at Mountain View Elementary School and there currently exists a need to improve traffic flow. The Police Department, in conjunction with the School Safety Director, recommend restricting parking on Lindwood Road and Cloverhill Drive during school hours.

**Ord.#35-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, to Amend and Supplement Chapter 550, "Land Use", of the Township Code to Establish Definitions and Standards to Rezone Lots 21 and 28 in Block 3203 From R-4 Residential to New R-8 Residential Zone District.

A periodic reexamination report of the Master Plan identified the former

Cobblestone nursing site as a potential location for 100% affordable housing. In order to proceed with the implementation of the report as recommended by the Planning Board, the establishment of a new zone district is required. The site will allow for lots with a minimum lot area of 6,000 square feet.

- Ord.#36-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Section 2 of Chapter 68, "Police Department," of the Township Code to Increase the Number of Captain Positions Within the Township Police Department.  
The Police Department has requested adding a second Captain position to the Table of Organization.

#### **ORDINANCE FOR SECOND READING: (2)**

- Ord.#32-2023** An Ordinance Amending Ordinance #32-2022 of the Township of Mount Olive Entitled Salaries of Certain Exempt Personnel. (Acting Tax Collector)  
An Acting Tax Collector position needs to be created for succession plan to assume the duties of the Tax Collector through the end of the year. There is no change in salary.

- Ord.#33-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 347, Streets and Sidewalks, of the Township Code to Codify a Limited Snow Removal Program for Certain Sidewalks on Smithtown Road.  
The Township previously took action via resolution over the last two years to provide a program for snow removal of certain sidewalks on Smithtown Road which are not accessible to the residents who border the sidewalks. The residents have no safe and practical way to access the sidewalks as they must either walk around the entire block or walk-through a conservation easement with significant vegetative buffers on an incline and serve no direct public benefit to those residents. The program was successful and it is recommended to codify the program.

#### **OLD BUSINESS**

#### **NEW BUSINESS**

#### **PUBLIC PORTION**

#### **ADJOURN TO PUBLIC MEETING**

---

## **TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - November 21, 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. October 31, 2023 ZOOM WS & PM (Absent: Mr. Mania)  
October 31, 2023 Executive Session (Absent: Mr. Mania)

**ROLL CALL**

**CORRESPONDENCE (39)**

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

1. Email received October 30, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: October 30, 2023.
2. Email received November 6, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: November 6, 2023.
3. Email received November 13, 2023, from NOFA NJ regarding NOFA NJ Weekly Email: November 13, 2023.
4. Letter received November 13, 2023, from James L. Fant, Esq., regarding Chester Public Hearing - 201 Pleasant Hill Road.

**RESOLUTIONS/ORDINANCES OTHER TOWNS**

5. Email received October 30, 2023, from Roxbury Township regarding Roxbury Township Resolution 2023-291 in support of Senate Bill 3739.
6. Email received October 30, 2023, from Rockaway Borough regarding Rockaway Borough Resolution 146-23 In Support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2023 to July 1, 2028.
7. Email received November 7, 2023, from Chester Township regarding Chester Township, Ordinance 2023-25.
8. Email received November 7, 2023, from Netcong Borough regarding Resolution 2023-95 Delaying Fourth Round Affordable Housing-Borough of Netcong.

9. Email received November 9, 2023, from Borough of Riverdale, regarding Resolution 2023-95 Delaying Fourth Round Affordable Housing-Borough of Riverdale.
10. Email received November 9, 2023, from the Borough of Mount Arlington regarding Mt. Arlington 11/8/23 Signed Resolution Res 2023-158 in support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2025 to July 1, 2028.
11. Email received November 30, 2023, from Hanover Township regarding Hanover Township Resolution 200-2023 Delaying Fourth Round Affordable Housing.
12. Email received November 13, 2023, from Mendham Borough regarding Mendham Borough Resolution 147-2023 Delaying Fourth Round Affordable Housing.
13. Email received November 17, 2023, from Chester Township regarding Chester Township Resolution re Senate Bill 3739.

#### **LEAGUE OF MUNICIPALITIES**

14. Email received November 6, 2023, from NJLM regarding Brownfield Program Relaunch, Tree Ordinance, NJLMEF Conference Event.

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

15. Email received October 30, 2023, from NJ Transit regarding NJ TRANSIT INFORMATIONAL PUBLIC HEARING NOTICE.
16. Email received October 31, 2023, from NJ Transit regarding NJ Transit Informational Public Hearing Notice.
17. Letter received November 2, 2023, from NJDEP regarding Hackettstown Res. Dam, NJ Dam File No. 24-67, Mount Olive Township, Morris County.
18. Email received November 3, 2023, from NJDEP regarding ICYMI: Green Acres Announces Funding Round.
19. Email received November 6, 2023, from NJDEP regarding NJDEP Weekly Update.
20. Email received November 8, 2023, from NJDEP regarding LU eSubmission Final Decision . . . PI #:1427-06-0014.3 - JAS GROUP ENTERPRISE INC - LUP230002.
21. Letter received November 9, 2023, from NJ Transit regarding NJ Transit Informational Public Hearing Notice.
22. Email received November 13, 2023, from NJDEP Local Government Assistance regarding NJDEP Weekly Update.

#### **MSA/MUA - None**

#### **MORRIS COUNTY**

23. Email received October 30, 2023, from Morris County regarding This Week in Morris County: Oct. 27, 2023.

24. Email received October 30, 2023, from Morris County regarding Allison Stapleton has Reported She is Retiring.
25. Email received October 31, 2023, from Morris County regarding Upcoming Public Meeting for Lake Hopatcong Oxygenation System Feasibility Study.
26. Email received November 1, 2023, from Morris County regarding Celebrated Past: Morris County Cemeteries.
27. Email received November 2, 2023, from Morris County regarding Public Input Needed for Morris County Hazard Mitigation Plan.
28. Email received November 3, 2023, from Morris County regarding Public Input Survey Requested Regarding Lenape Island Bridge.
29. Email received November 6, 2023, from Morris County regarding Norwescap's 2023 Morris County Seniors and Persons with Disabilities Art Show and Awards Ceremony.
30. Email received November 6, 2023, from Morris County regarding Morris County's Upcoming Veterans Day Ceremonies.
31. Email received November 6, 2023, from Morris County regarding This Week in Morris County: November 3, 2023.
32. Email received November 9, 2023, from Morris County regarding Drew Forest Recommended for \$5 Million Preservation Grant.
33. Email received November 13, 2023, from Morris County regarding Morris County Salutes Veterans Day 2023.
34. Email received November 13, 2023, from Morris County regarding Information Needed from Veterans of the War in Afghanistan.
35. Email received November 13, 2023, from Morris County regarding This Week in Morris County: Nov. 3, 2023.
36. Email received November 13, 2023, from Morris County Surrogate's Court regarding Morris County Surrogate Heather Darling Honors Veterans.
37. Email received November 13, 2023, from Morris County Surrogate's Court regarding Surrogate Heather Darling celebrates National Adoption Day as Keynote Speaker in Morris County.
38. Email received November 17, 2023, from Morris County regarding This Week in Morris County: Nov. 16, 2023.

## **UTILITIES**



39. Email received November 1, 2023, from Saul Ewing, LLP regarding In the Matter of aqua New Jersey, Inc.'s Petition for 2024 PSTAC Rate & True-Up for 2021 and 2022 PSTAC Rates BPU Docket No. WR2308576.

**ORDINANCES FOR PUBLIC HEARING: (2)**

- Ord.#32-2023** An Ordinance Amending Ordinance #32-2022 of the Township of Mount Olive Entitled Salaries of Certain Exempt Personnel. (Acting Tax Collector) - **J. Ferrante**
- Ord.#33-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 347, Streets and Sidewalks, of the Township Code to Codify a Limited Snow Removal Program for Certain Sidewalks on Smithtown Road. - **C. Labow**

**ORDINANCE FOR FIRST READING: (3) (2nd reading December 5, 2023)**

- Ord.#34-2023** Ordinance of the Township of Mount Olive, in the County of Morris and State of New Jersey, Amending Section 375-22, Parking Prohibited Certain Hours, of the Township Code to Improve Traffic Flow During School Hours. - **J. Mania**
- Ord.#35-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, to Amend and Supplement Chapter 550, "Land Use", of the Township Code to Establish Definitions and Standards to Rezone Lots 21 and 28 in Block 3203 From R-4 Residential to New R-8 Residential Zone District. - **G. Stewart**
- Ord.#36-2023** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Section 2 of Chapter 68, "Police Department," of the Township Code to Increase the Number of Captain Positions Within the Township Police Department. - **A. Roman**

**CONSENT RESOLUTIONS AGENDA: (19) - C. Aaron**

1. Resolution of the Council of Mount Olive Township commending Chief Stephen Beecher on his retirement from the Mount Olive Township Police Department
2. Resolution of the Township Council of the Township of Mount Olive authorizing a conservation partnership with the Land Conservancy of New Jersey for acquisition of Block 402, Lot 1 and Block 403, Lot 2, for open space, recreation and conservation
3. Resolution of the Township Council of the Township of Mount Olive authorizing payment to conduct a Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP) (The Morris Regional Public Health Partnership)
4. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional service agreement for MEP Engineering Services for HVAC upgrades (LAN Associates) \*Revised - Increasing contract amount

5. Resolution of the Township Council of the Township of Mount Olive rejecting all bids received for Bid #12-2023 Woodchip & Vegetative Debris Pickup
6. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #11-2023 Tree Removal, Trimming, and Stump Grinding (Harmony Tree Care) (January 1, 2024 - December 31, 2026)
7. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #13-2023 Purchase and Delivery of one (1) Chevy Tahoe Pursuit Vehicle (Mall Chevrolet)
8. Resolution of the Township Council of the Township of Mount Olive authorizing the purchase of an automated side loader off the Sourcewell Co-Op (Sanitation Equipment)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of two (2) contracts for Bid #10-2023 Aftermarket Auto Parts for Fleet Vehicles (Ciocca Parts Warehouse/dba Motoright Auto Parts: Primary Vendor) (Padik Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of two (2) contracts for Bid #10-2023 Ford OEM and Chevy OEM Auto Parts for Fleet Vehicles (Fred Beans Parts: Primary Vendor) (Ciocca Parts Warehouse/dba Motoright Auto Parts: Secondary Vendor) (January 1, 2024 - December 31, 2026)
11. 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 - International Drive at Route 46 (Van Cleef Engineering Associates)
12. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 5101, Lot 14 for disabled Veteran declared 100% totally & permanently disabled by the Tax Assessor
13. Resolution of the Township Council of the Township of Mount Olive providing for the transfer of budget appropriations for the current fund budget
14. 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 2023 municipal budget (\$8,468.60 for the Bulletproof Vest Partnership Grant)
15. Resolution of the Township Council of the Township of Mount Olive authorizing the transfer of 10 EDU's assigned to Block 200, Lot 1, 3000 Continental Drive to Block 202, Lot 1, 2000 International Drive
16. A Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing a one-year contract between the Township and Carfax to participate in the Carfax for Police Program

17. Resolution authorizing the Township of Mount Olive in the County of Morris through the Mount Olive Township Police Department to participate in the Defense Logistics Agency, Law Enforcement Support Office, 1033 Program to enable the Mount Olive Township Police Department to request and acquire excess Department of Defense Equipment
18. Resolution of the Township of Mount Olive authorizing submission of a petition to the Highlands Council for designation of Highlands and redevelopment area for Block 8300, Lots 5, 5.02, 6,7,8,9,11 & 11.01; Block 8100, Lot 38; and Block 8400, Lot 1
19. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, approving and authorizing a developer's agreement with 3000 Continental Drive Associates, LLC for the development of property designated as Block 200, Lot 1

#### **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. Board of Health - **C. Labow**

6. Open Space Committee - **C. Labow**
7. Senior Citizen Liaison - **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**