



**Mount Olive Township Council  
Workshop Meeting  
December 19, 2023**

**ITINERARY**

**PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**ROLL CALL**

**PROCLAMATIONS: (2)**

1. Recognizing Harvey Kessler
2. Recognizing Mayor Robert Greenbaum

**PRESENTATION**

1. Police Department Promotions and Swearing In

**RESOLUTIONS: (23)**

1. **Confirming the appointment of Judi O'Brien to a four-year term as Tax Collector**
2. **Establishing the annual reorganization meeting for January 2, 2024**  
The Township Council wishes to establish the time, date and place for its Reorganization Meeting for January 2, 2024, at 7:00 pm in the Mount Olive Municipal Building Council Chambers.
3. **Authorizing submission of a petition to the Highlands Council for designation of Highlands 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**  
As part of the Highlands Redevelopment process, the Township intends to submit an application to the Highlands Council seeking designation of a Highlands Redevelopment Area along Sand Shore Road between Stephens Park Road and Rt. 46. The designation could affect the development potential of properties located within its boundary. Property owners have been notified and have an opportunity to be heard at a public hearing in front of the Highlands Council.

**4. Authorizing an amendment to the contract of sale for 20-23 Stonewald Court Drive (Block 3203, Lot 21 & 28) with Morris Habitat for Humanity**

The contract with Morris Habitat for Humanity needs to be amended to reduce the number of homes from ten (10) units to seven (7) single-family detached dwellings in accordance with the change in zoning.

**5. Approving the Fraternal Order of Police Officers contract between the Township and FOP Lodge #122 for 2024 through 2026**

A new contract with the FOP Lodge #122 has been negotiated for a contract term from 2024 - 2026.

**6. Approving the Fraternal Order of Police Sergeant's Association contract between the Township and FOP Lodge #122 for 2024 through 2029**

A new contract with the Sergeants Association has been negotiated for a contract term from 2024 - 2029.

**7. Approving the Fraternal Order of Police Superior Officers contract between the Township and FOP Lodge #122 for 2024 through 2029**

A new contract with the Superiors Officers Association has been negotiated for a contract term from 2024 - 2029.

**8. Approving a non-fair and open vendor service contract pursuant to New Jersey local unit pay-to-play law (Turnout Uniforms)**

The Township has a need to acquire law enforcement uniforms, equipment and supplies as a non-fair and open contract as per the NJ Local Pay to Play laws. Turnout Uniforms has submitted a proposal not to exceed \$29,000.

**9. Authorizing the award of a contract for re-bid #12-2023 Transportation and Disposal of Leaves, Woodchips, and other Vegetative Waste (Elvada Supply) (January 1, 2024 - December 31, 2025)**

The Township publicly advertised for bids in accordance with the law for the Transportation and Disposal of Leaves, Woodchips, and other Vegetative Waste. There were four (4) sealed bids and it is recommended to award the contract to the lowest responsible and responsive vendor, Elvada Supply.

**10. Authorizing the award of two (2) contracts 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, 2025) \*Revised - Correcting contract term**

The Township previously awarded a contract to Fred Beans Parts as a primary vendor and Ciocca Parts Warehouse as a secondary vendor for auto parts for fleet vehicles. The contract needs to be revised correcting the contract term.

**11. 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, 2025) \*Revised - correcting contract term**

The Township previously awarded a contract to Ciocca Parts Warehouse as a primary vendor and Padik Auto Parts as a secondary vendor for aftermarket auto parts for fleet vehicles. The contract needs to be revised correcting the contract term.

**12. Authorizing the award of a contract for Bid #11-2023 Tree Removal, Trimming, and Stump Grinding (Harmony Tree Care) (January 1, 2024 - December 31, 2025) \*Revised - Correcting contract term**

The Township previously awarded a contract to Harmony Tree Care for tree removal, trimming and strum grinding. The contract needs to be revised correcting the contract term.

**13. Authorizing the transfer of unexpended storm control appropriations to the accumulated snow trust fund**

The DPW budget has an appropriation balance which will not be needed for the remainder of 2023 and can be transferred to the accumulated snow trust fund in the event of an emergency in the amount of \$225,000.

**14. Providing for the transfer of 2023 budget appropriations for the current fund budget**

The CFO recommends budget transfers in the 2023 Current Fund as required by law in the amount of \$2,750 from the Health Salary/Wage line item to the Social Security operating line item.

**15. Authorizing the cancellation of 2023 appropriations in the current fund**

The CFO recommends canceling 2023 appropriation balances in the Current Fund which are no longer needed in the budget and can be returned to fund balance in the amount of \$310,849.61.

**16. Authorizing the cancellation of 2023 appropriations in the recreation utility fund**

The CFO recommends canceling 2023 appropriation balances in the Recreation Utility Fund which are no longer needed in the budget and can be returned to fund balance in the amount of \$191,000.

**17. Authorizing the cancellation of 2023 appropriations in the water utility fund**

The CFO recommends canceling 2023 appropriation balances in the Water Utility Fund which are no longer needed in the budget and can be returned to fund balance in the amount of \$52,440.52.

**18. Authorizing the cancellation of 2023 appropriations in the sewer utility fund**

The CFO recommends canceling 2023 appropriation balances in the Sewer Utility Fund which are no longer needed in the budget and can be returned to fund balance in the amount of \$649,564.09.

**19. Authorizing the cancellation of 2023 appropriations in the sanitation district**

The CFO recommends canceling 2023 appropriation balances in the Sanitation Fund which are no longer needed in the budget and can be returned to fund balance in the amount of \$65,000.

**20. Authorizing the cancellation of a general capital ordinance balance**

The CFO recommends canceling balances that remains on the books as a general capital ordinance in the amount of \$1,925 which is no longer needed.

**21. Authorizing the cancellation of the reserve for assessment receivable in the sewer assessment trust fund**

The CFO recommends canceling a receivable balance in the sewer assessment trust fund that is no longer needed in the amount of \$2,554.02 and returned to fund balance.

**22. Cancel taxes on Block 3104, Lot 3.01 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor**

The Tax Assessor recommends canceling taxes for the property owner of Block 3104, Lot 3.01 in the amount of \$546.68 for being declared by the Veteran's Administration 100% totally and permanently disabled due to a wartime service-connected disability.

**23. Authorizing the award of a non-fair and open Professional Services agreement for pyrotechnic services (International Fireworks Manufacturing Co) - Revised - Re-allocating funds**

The Township previously awarded a contract to International Fireworks MFG. Co for pyrotechnic services not to exceed \$23,000. The contract needs to be revised re-allocating funds to the proper account numbers.

**ORDINANCE FOR FIRST READING: NONE**

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

**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" 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 are of 6,000 square feet.

**Ord.#37-2023** An Ordinance Amending Ordinance #5-2023 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel.  
The annual salary ordinance for 2024 needs to be amended to establish the salaries for the Mayor, Council, Department Heads and other exempt employees.

**Ord.#38-2023** 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.

The annual salary ordinance for 2024 needs to be amended to establish the salaries for the non-union personnel.

**OLD BUSINESS**

**NEW BUSINESS**

**PUBLIC PORTION**

**ADJOURN TO PUBLIC MEETING**

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**TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - December 19, 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. December 5, 2023 WS & PM (Absent: C. Labow)  
December 5, 2023 Executive Session (Absent: C. Labow)

**ROLL CALL**

**CORRESPONDENCE (18)**

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

1. Email received December 5, 2023, from NOFA NJ regarding NOFA NJ Weekly  
Email: December 5, 2023.
2. Email received December 7, 2023, from NOFA NJ regarding God Food Bucks  
Funding Opportunity from NOFA NJ Partners at City Green!
3. Email received December 11, 2023, from NOFA NJ regarding NOFA NJ Weekly  
Email: December 11, 2023.
4. Email received December 14, 2023, from the Statewide Hispanic Chamber of  
Commerce of NJ regarding Partner Offer: Verizon opens grants and free courses for  
small businesses!

**RESOLUTIONS/ORDINANCES OTHER TOWNS**

5. Email received December 6, 2023, from Chester Township regarding Chester  
Township, Ordinance 2023-25.

6. Email received December 7, 2023, from Denville Township regarding Denville Twp. R-23-195 in Support of Senate Bill 3739 Delaying the Fourth Round of Affordable Housing Obligations from July 1, 2025, to July 1, 2028.

#### **LEAGUE OF MUNICIPALITIES**

7. Email received December 1, 2023, from NJLM regarding Gov's Vetoes; Bills Advance; MWC Healthy Towns Designation Open.

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

8. Email received December 4, 2023, from DEP Local Government Assistance regarding NJDEP Weekly Update.
9. Email received December 5, 2023, from DEP Local Government Assistance regarding Grant Opportunity: Climate Pollution Reduction Grant (CPRG) Program Accepting Applications.
10. Email received December 7, 2023, from NJDEP regarding UHOT NFA Letter for PI #: 1041279 - 100 Flanders-Drakestown Road(CSP230001).
11. Email received December 11, 2023, from NJDEP regarding NJDEP Weekly Update.
12. Letter received December 14, 2023, from the State of New Jersey, Department of Environmental Protection, regarding Removal of Classification Exception Area (CEA), Subject Item ID: CEA100000003, 95 Route 46, Mount Olive Township, Morris County, Program Interest Number: 832096.

#### **MSA/MUA - none**

#### **MORRIS COUNTY**

13. Email received December 1, 2023, from Morris County regarding This Week in Morris County: Dec. 1, 2023.
14. Email received December 6, 2023, from Morris County regarding Morris County Honors Chiefs Association Outgoing President.
15. Email received December 7, 2023, from Morris County regarding Two Trail Projects Approved for Morris County Funding.
16. Email received December 7, 2023, from Morris County regarding Morris County Shines a Blue Light on Antisemitism.
17. Email received December 8, 2023, from Morris County regarding This Week in Morris County: Dec. 8, 2023.
18. Email received December 11, 2023, from the Morris County Office of Planning & Preservation regarding October 2023 Minutes of the Morris County Planning Board.
19. Email received December 15, 2023, from Morris County regarding Morris County Approves \$400,000 to Combat Addiction.

**UTILITIES - none**

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

- 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" 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. - **J. Ferrante**
- Ord.#37-2023**      An Ordinance Amending Ordinance #5-2023 of the Township of Mount Olive Entitled Salaries of Certain Non-Union Personnel. - **C. Labow**
- Ord.#38-2023**      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**

**ORDINANCE FOR FIRST READING: NONE**

**CONSENT RESOLUTIONS AGENDA: (23) - G. Stewart**

1. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, confirming the appointment of Judi O'Brien to a four-year term as Tax Collector
2. Resolution of the Township Council of the Township of Mount Olive establishing the annual reorganization meeting for January 2, 2024
3. Resolution of the Township of Mount Olive authorizing submission of a petition to the Highlands Council for designation of Highlands 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
4. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing an amendment to the contract of sale for 20-23 Stonewald Court Drive (Block 3203, Lot 21 & 28) with Morris Habitat for Humanity
5. Resolution of the Township Council of the Township of Mount Olive approving the Fraternal Order of Police Officers contract between the Township and FOP Lodge #122 for 2024 through 2026
6. Resolution of the Township Council of the Township of Mount Olive approving the Fraternal Order of Police Sergeant's Association contract between the Township and FOP Lodge #122 for 2024 through 2029
7. Resolution of the Township Council of the Township of Mount Olive approving the Fraternal Order of Police Superior Officers contract between the Township and FOP Lodge #122 for 2024 through 2029
8. 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 (Turnout Uniforms)

9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for re-bid #12-2023 Transportation and Disposal of Leaves, Woodchips, and other Vegetative Waste (Elvada Supply) (January 1, 2024 - December 31, 2025)
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14. Resolution of the Township of Mount Olive providing for the transfer of 2023 budget appropriations for the current fund budget
15. Resolution of the Township of Mount Olive authorizing the cancellation of 2023 appropriations in the current fund
16. Resolution of the Township of Mount Olive authorizing the cancellation of 2023 appropriations in the recreation utility fund
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19. Resolution of the Township of Mount Olive authorizing the cancellation of 2023 appropriations in the sanitation district
20. Resolution of the Township of Mount Olive authorizing the cancellation of a general capital ordinance balance
21. Resolution of the Township of Mount Olive authorizing the cancellation of the reserve for assessment receivable in the sewer assessment trust fund



22. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 3104, Lot 3.01 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor
23. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open Professional Services agreement for pyrotechnic services (International Fireworks Manufacturing Co)\*Revised - Re-allocating funds

#### **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

#### **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**