



**Mount Olive Township Council
Workshop Meeting
January 23, 2024**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PRESENTATION

1. Constantinos Pagonis Swearing In

PROCLAMATION

1. Recognizing Former Mayor Robert Greenbaum

DISCUSSION ITEM

1. Health Benefits Waiver

RESOLUTIONS: (17)

- 1. Revising the Mount Olive Township Police Department Rules & Regulations**

The Mount Olive Township Police Department Rules and Regulations need to be updated to reflect Mayor Nicaastro as the Appropriate Authority and Chief Spitzer as the head of the Police Department.

- 2. 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 would like to participate in the Defense Logistics Agency 1033 program to make excess DOD property available to municipal law enforcement agencies, specifically M16 rifles.

3. **Executing a grant agreement with the State in an amount up to that awarded for the proposed project - Preserve New Jersey Historic Preservation Fund Administered by the New Jersey Historic Trust**

Mount Olive Township was awarded a New Jersey Historic Preservation grant in the amount of \$261,205 for the Seward House project and a grant agreement needs to be executed.

4. **Appointing Andrew Tatarenko, Business Administrator, as the Fund Commissioner to the North Jersey Municipal Employees Benefit Fund and Claudia Quinn, Assistant Business Administrator, as the Alternate Fund Commissioner for 2024**

The Township is a new member of the North Jersey Municipal Employee Benefits Fund (NJHIF) for medical and prescription benefits. In accordance with their by-laws, the Township must appoint a Fund Commissioner and Alternate Fund Commissioner to represent the Township in all pertinent Fund affairs. Andrew Tatarenko shall serve as Fund Commissioner and Claudia Quinn as Alternate Fund Commissioner.

5. **Governing Body certification of compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

State statute requires the governing body to certify that our hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964".

6. **Authorizing purchases off New Jersey State Contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2024 (General Sales Administration - DBA Major Police Supply)**

The Township has a need to purchase law enforcement firearms, equipment and supplies from a New Jersey State Contract through General Sales Administration - dab Major Police Supply.

7. **Authorizing the use of Hunterdon County Educational Services Commission Cooperative Purchasing Program for 2024 (Allied Oil)**

The Township has a need to purchase goods via a purchasing contract off the HCESC Purchasing Program through Allied Oil for gasoline, diesel and fuel oil.

8. **Authorizing change order No.1 for Bid #01-2023 HVAC System Upgrades at the Municipal Building (Reiner Group)**

The Township HVAC Engineering has requested a change order reducing the contract amount by \$3,500 to the Reiner Group for HVAC System Upgrades at the Municipal Building reducing the contract amount to \$261,050.

9. **Authorizing change order No.1 and final payment for Bid #09-2023 International Drive South Improvements Phase 1 (Riverview Paving, Inc.)**

The Township Engineer requests a change order in the amount of \$4,931.44 for the International Drive South Improvement Phase I project. The contract issued to

Riverview Paving, Inc. will be increased to \$215,939.98 based on the actual quantities of work measured and performed.

10. Authorizing the award of a contract for Re-Bid #14-2023 Wastewater Membrane Modules (Zenon Environmental Corporation)

The Township publicly advertised for bids for Wastewater Membrane Modules in our sewer plant. One bid was received by Zenon Environmental Corporation in the amount of \$159,829.39 who is both a responsible and responsible bidder and it is recommended that a contract be awarded.

11. Authorizing the award of a one-year contract extension (year 2/final) for Recycling Commodity Services (FCR Morris)

The Township has a need to provide recycling commodity services to market Township recyclables. A contract was negotiated and approved in 2022 to FCR Morris which can be extended for a final extension in 2024 under the same terms and conditions. The annual processing fee is \$119.85/ton. Depending on the facility average sale of commodities, if there is a positive revenue for the month, the Township will receive 75% of the revenue.

12. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Edmunds & Associates)

The Township has a need to acquire computer hardware/software support, cloud maintenance and equipment to support our financial operations. A non-fair and open contract in accordance with the pay-to-play law will be authorized to Edmunds & Associates not to exceed \$35,000.

13. Authorizing the award of a professional services agreement for Legal Counsel to the Township of Mount Olive Local Ethics Board (Jonathan F. Cohen, Esq. of Plosia Cohen) (January 1, 2024 - December 31, 2024)

The Township has a need for legal counsel for the Mount Olive Local Ethics Board. Jonathan Cohen, Esq., of Plosia Cohen has submitted a proposal for work not to exceed \$500 for 2024.

14. Amending the 2024 temporary budget for the current fund and sewer utility

The 2024 temporary budget for the current fund and sewer utility needs to be amending to cover emergent matters because of inadequate funds to cover expenses.

15. Canceling taxes on Block 8500, Lot 31 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor

The property owner of block 8500, lot 31 has been granted a full exemption from property taxes which was approved by the Tax Assessor effective December 27, 2023 for being declared by the Veteran's Administration 100% disabled due to a wartime service connected disability. The 2023 tax balance of \$94.20 shall be canceled.

16. Authorizing the return of one (1) Sewer Equivalent Dwelling Unit from 212 Route 46 (Block 3305, Lot 14) back to the Township of Mount Olive

The property owner located at 212 Route 46, which is a vacant property, was originally allocated one (1) sewer equivalent dwelling unit (EDU) and has requested

that the Township accept the return of one (1) EDU and have his sewer quarterly user fee adjusted accordingly. If in the future the property owner has a need for sewer capacity, an EDU shall be purchased at the prevailing rate at the time of purchase.

17. Granting a temporary six-month conditional quarry license to Saxton Falls Sand & Gravel on certain conditions of compliance through July 9, 2024

Saxton Falls Sand & Gravel, owner of the quarry located at 66 Waterloo Valley Road, presented his operation and reclamation plan to the Planning Board on December 14, 2023 and a public hearing was conducted. During the hearing, operational updates were given along with the required documentation and inspection reports. The Township Engineer reviewed the quarrying operations and found it acceptable. The Planning Board has made the recommendation to renew the Quarry License. It is further recommended that the license shall only be for six-months as Saxton Falls continues to make progress on abating an NOV which was issued by the DEP and continues to wait for their NJDEP Stormwater permit which has been deemed complete and in the que for processing.

ORDINANCE FOR FIRST READING: (2)

Ord.#4-2024 An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of Two Street Right-Of-Way Easements in Connection With Minor Subdivision Approvals for 8 Chamberlain Lane and 14 Chamberlain Lane. (Block 4100, Lots 71 and 73) MFC Mountain Ridge Estates received minor subdivision approvals for the property located at 8 and 14 Chamberlain Lane. A condition of approval requires the developer to grant to the Township two street right-of-way easements for the installation, repair and maintenance of streets, drainage facilities and utilities.

Ord.#5-2024 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.

ORDINANCE FOR SECOND READING: (3)

Ord.#1-2024 An Ordinance of the Township of Mount Olive Amending Ordinance #38-2023 Which Established Salaries for the Mayor, Council, Department Heads and Other Exempt Employees.
The salary ordinance needs to be amended to establish salary ranges for the Mayor and Council and to reclassify the Township Administrator/QPA position and create a new Purchasing Director position.

Ord.#2-2024 An Ordinance of the Township Council of the Township of Mount Olive Amending Ordinance #15-2022 Entitled Fees and Rates for Off-Duty Police Officers.
Rates for off-duty police officers need to be re-established for the year 2024 -2029 to coincide with the salaries which have been previously

negotiated. Rates for off-duty police officers are paid for directly by the vendor requesting service.

Ord.#3-2024

An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 81, "Recreation", Specifically Article II "Fees for Recreation Department Programs" Establishing Recreation Fees for Various Township - Sponsored Recreational Activities.

The recreation fees have not been updated since 2018. Due to increases in supplies, instructors, services, program providers and events, the Recreation Director recommends slightly increasing the range of fees in order to continue to offer quality programs and events. The ordinance change also reflects changes in the description of the programs/services being offered.

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - January 23, 2024

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 19, 2024, WS & PM (Absent: Mr. Ferrante & Mrs. Labow)
January 2, 2024 Reorganization Meeting
January 9, 2024 WS & PM (Absent: Mr. Mania @ WS, and arrived at 7:07pm to PM)

ROLL CALL

CORRESPONDENCE (21)

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received January 16, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: January 15, 2024.
2. Letter received January 16, 2024, from HOTGS, Inc, Jennifer Phillips Smith, Esq., GIBBONS P.C., regarding Public Notice - the Town of Hackettstown Land Use Board

will hold a hearing on Tuesday, January 23, 2024, at 7:00pm in the Town of Hackettstown Municipal Building, located at 215 Stiger Street, Hackettstown, New Jersey 07840, for the purposes of reviewing and taking action upon the application of HOTGS, Inc.

RESOLUTIONS/ORDINANCES OTHER TOWNS

3. Email received January 16, 2024, from Roxbury Township regarding Roxbury Land Use Ordinance No. 02-24 INTRO (public hearing & 2nd reading scheduled for 02-13-24).

LEAGUE OF MUNICIPALITIES

4. Email received January 8, 2024, from NJLM regarding Affordable Housing Held; Brewery Bill Moves; Lane Duck Activity.
5. Email received January 8, 2024, from NJLM regarding Governor Murphy to Deliver State of the State on January 9th.
6. Email received January 11, 2024, from NJLM regarding Governor Delivers State of State Address.
7. Email received January 12, 2024, from NJLM Weekly Round-Up regarding State of the State; Bill Activity; Flood Mitigation.
8. Email received January 12, 2024, from NJLM Weekly Round-Up regarding State of the State; Bill Activity; Flood Mitigation.

STATE AGENCIES/LOI/HIGHLANDS - None

MSA/MUA - None

MORRIS COUNTY

9. Email received January 4, 2024, from Morris County regarding Flood Mitigation Program Supports Morris County Residents.
10. Email received January 5, 2024, from Morris County regarding Morris Academy Ranks Number One in the State.
11. Email received January 5, 2024, from Morris County regarding This Week in Morris County: Happy New Year!
12. Email received January 8, 2024, from Morris County regarding Morris County Government Reorganizes for 2024.
13. Email received January 8, 2024, from Morris County regarding Morris County Commissioner Stephen Shaw Elected Secretary of North Jersey Transportation Planning.
14. Email received January 10, 2024, from Morris County regarding Apply for 2024 Morris County Historic Preservation Funds.

15. Email received January 12, 2024, from Morris County regarding Morris County Weathers the Storms.
16. Email received January 12, 2024, from Morris County regarding Morris County Weathers the Storms.
17. Email received January 16, 2024, from Morris County regarding This Week in Morris County: Jan. 12, 2024.
18. Email received January 16, 2024, from Morris County regarding Morris County Honors Dr. Martin Luther King, Jr.

UTILITIES

19. Email received January 12, 2024, from New Jersey Natural Gas regarding NJNG - SBC virtual public hearings.
20. Email received January 12, 2024, from New Jersey Natural Gas regarding NJNG - SBC virtual public hearings - With Attachment.
21. Letter received January 16, 2024, from Jersey Central Power & Light regarding In the Matter of Jersey Central Power & Light Company's Verified Petition to Establish a Rate for Rider Lost Revenue Adjustment Mechanism ("LRAM") for Sales Losses Incurred During Program Year 1 Pursuant to the Energy Efficiency and Peak Demand Reduction Programs ("PY 1 Rider LRAM Filing").

ORDINANCES FOR PUBLIC HEARING: (3)

- Ord.#1-2024** An Ordinance of the Township of Mount Olive Amending Ordinance #38-2023 Which Established Salaries for the Mayor, Council, Department Heads and Other Exempt Employees. - **J. Ferrante**
- Ord.#2-2024** An Ordinance of the Township Council of the Township of Mount Olive Amending Ordinance #15-2022 Entitled Fees and Rates for Off-Duty Police Officers. - **C. Labow**
- Ord.#3-2024** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Chapter 81, "Recreation", Specifically Article II "Fees for Recreation Department Programs" Establishing Recreation Fees for Various Township - Sponsored Recreational Activities. - **M. Lalama**

ORDINANCE FOR FIRST READING: (2) (2nd reading February 6, 2024)

- Ord.#4-2024** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of Two Street Right-Of-Way Easements in Connection With Minor Subdivision Approvals for 8 Chamberlain Lane and 14 Chamberlain Lane. (Block 4100, Lots 71 and 73) - **J. Mania**
- Ord.#5-2024** 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. - **G. Stewart**

CONSENT RESOLUTIONS AGENDA: (17) - C. Aaron

1. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, revising the Mount Olive Township Police Department Rules & Regulations
2. 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
3. Resolution of the Township of Mount Olive to execute a grant agreement with the State in an amount up to that awarded for the proposed project - Preserve New Jersey Historic Preservation Fund Administered by the New Jersey Historic Trust
4. Resolution of the Township Council of the Township of Mount Olive appointing Andrew Tatarenko, Business Administrator, as the Fund Commissioner to the North Jersey Municipal Employees Benefit Fund and Claudia Quinn, Assistant Business Administrator, as the Alternate Fund Commissioner for 2024
5. Governing Body certification of compliance with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
6. 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 2024 (General Sales Administration - DBA Major Police Supply)
7. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Hunterdon County Educational Services Commission Cooperative Purchasing Program for 2024 (Allied Oil)
8. Resolution of the Township Council of the Township of Mount Olive authorizing change order No.1 for Bid #01-2023 HVAC System Upgrades at the Municipal Building (Reiner Group)
9. Resolution of the Township Council of the Township of Mount Olive authorizing change order No.1 and final payment for Bid #09-2023 International Drive South Improvements Phase 1 (Riverview Paving, Inc.)
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Re-Bid #14-2023 Wastewater Membrane Modules (Zenon Environmental Corporation)

11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension (year 2/final) for Recycling Commodity Services (FCR Morris)
12. 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 (Edmunds & Associates)
13. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional services agreement for Legal Counsel to the Township of Mount Olive Local Ethics Board (Jonathan F. Cohen, Esq. of Plosia Cohen) (January 1, 2024 - December 31, 2024)
14. Resolution of the Township Council of the Township of Mount Olive amending the 2024 temporary budget for the current fund and sewer utility
15. Resolution of the Township Council of the Township of Mount Olive to cancel taxes on Block 8500, Lot 31 for disabled veteran declared 100% totally & permanently disabled by the Tax Assessor
16. Resolution of the Township Council of the Township of Mount Olive authorizing the return of one (1) Sewer Equivalent Dwelling Unit from 212 Route 46 (Block 3305, Lot 14) back to the Township of Mount Olive
17. Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, granting a temporary six-month conditional quarry license to Saxton Falls Sand & Gravel on certain conditions of compliance through July 9, 2024

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. Library Board Liaison - **J. Ferrante**
3. Recreation Liaison - **J. Ferrante**
4. Environmental Committee - **C. Labow**
5. Lake Issues - **C. Labow**
6. Open Space Committee - **C. Labow**
7. Senior Citizen Liaison - **C. Labow**
8. Board of Health - **M. Lalama**
9. Legislative Committee - **J. Mania**
10. Planning Board - **J. Mania**
11. Economic Development Committee - **G. Stewart**

PUBLIC PORTION

COUNCIL COMMENTS

ADJOURNMENT