



**Mount Olive Township Council
Workshop Meeting
February 20, 2024**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

RESOLUTIONS: (19)

- 1. Authorizing the use of Open Space funds for title search work associated with the Stark Cemetary at 37 Flanders-Bartley Road, Flanders, New Jersey**
The Township desires to conduct a title search for the property located at 37 Flanders-Bartley Road (Stark Cemetary) for the possible acquisition of the site through a donation. Cross Bridge Title has submitted a proposal of \$830 to be paid through the Open Space fund.
- 2. Authorizing the submission of a strategic plan for the Mount Olive Municipal Alliance Grant for fiscal year 2025 (MOMAC)**
The Township desires to participate in the Governor's Council on Alcoholism and Drug Abuse which establishes the Municipal Alliance. A grant in the amount of \$21,416 will be utilized to implement the strategic plan.
- 3. Authorizing execution of a bill of sale between the Township and Verizon New Jersey Inc. for communication equipment located at 650 Clark Drive**
Verizon is the owner of tri-tower communication equipment located at 650 Clark Drive which is jointly used by the Mount Olive Police Department. Verizon wishes to vacate the site and transfer the equipment to the Township at no cost.
- 4. Supporting Morris Habitat for Humanity's application for funds from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Program (AHTF)**
Morris Habitat for Humanity desires to apply for grant funding in the amount of \$2,000,000 to develop seven (7) residential units of affordable housing at 23 Stonewald Court Drive which requires a resolution of support from the Township.

5. **Authorizing a second amendment to the developer's agreement with HSC Flanders, LLC for the development of property located at 194 Route 206 (Block 5300, Lot 12) (WAWA)**

HSC Flanders (Wawa) has requested a second extension of the Developer's Agreement through November 16, 2024. The developer anticipates site work will be completed by April 1, 2024 and final construction completed by mid-September, 2024.

6. **Establishing a temporary capital budget for 2024**

A temporary capital budget needs to be adopted prior to the adoption of the of the budget.

7. **Increasing the change fund for the Recreation Department for 2024**

The CFO recommends increasing the change fund for the Recreation Department from \$50 to \$750 for purposes of making change and having cash available for recreational events and in the recreation office.

8. **Notice of intent to award a contract under a national cooperative purchasing agreement for the purchase of an automated side loader off the Sourcewell Co-op (Sanitation Equipment Corp.)**

The Township is in need of a new sanitation truck which will be grant funded and is permitted to join national cooperative purchasing agreements. The Township is a member of the Sourcewell Co-Op and wishes to purchase an automated side loader from Sanitation Equipment Corp in the amount of \$373,420.20.

9. **Authorizing the award of a contract for the purchase of outdoor musical playground equipment off ESCNJ Cooperative (Ben Shaffer Recreation)**

The Township desires to purchase outdoor musical playground equipment for Flanders Park which is grant funded. Ben Shaffer Recreation Inc. has submitted a proposal not to exceed \$38,439.98 through the ESCNJ Co-Op.

10. **Authorizing the award of contract for the purchase of outdoor activity playground equipment off ESCNJ Cooperative (Ben Shaffer Recreation)**

The Township desires to purchase outdoor activity playground equipment for Flanders Park which is grant funded. Ben Shaffer Recreation Inc. has submitted a proposal not to exceed \$18,525.90 through the ESCNJ Co-Op.

11. **Authorizing the award of contract for Phase II - Seward House & Barn Non-Construction Design Phase to Connolly & Hickey Historical Architects, LLC (Revised - increasing contract amount)**

The Township previously awarded a contract to Connolly & Hickey Architects for Phase II of the Seward House & Barn which needs to be increased by \$3,000 to fulfill the remaining balance of the contract, bringing the total contract to \$35,050.

12. **Authorizing the award of a contract for RFP #01-2024 Six-Week Summer Recreation (Fun4All)**

The Township solicited proposals for a six-week summer recreation program and only one (1) proposal was received from Fun4All. Fun4All will provide programming for youth ages 5-12 years old from June 24, 2024 through August 12, 2024 at a fee of

\$240 per participant/per week. An additional \$80 per participant/per week will be charged for facility rental and administrative fees bringing the cost per participant/per week to \$320. The maximum dollar value for this contract shall be \$44,000.

13. Authorizing the use of competitive contracting for Brewery Concession Services

The Township is permitted to use competitive contracting in lieu of public bidding for the procurement of specialized goods and services. The Recreation Department desires to contract with a Brewery for concession services to provide alcoholic beverages at our recreational events.

14. Authorizing purchases with Cablevision/Lightpath as a proprietary vendor 2024

The Township uses telecommunications software and hardware installed and maintained by Cablevision/Lightpath which can be defined as a proprietary vendor in accordance with the law.

15. Authorizing the award of a non-fair and open professional services agreement for Labor Attorney to Cleary, Giacobbe, Alfieri, Jacobs (January 1, 2024 - December 31, 2024)

The Township has a need for labor attorney services. Cleary, Giacobbe, Alfieri, Jacobs, LLC has submitted a proposal. A contract will be awarded as a non-fair and open contract not to exceed \$100,000.

16. Authorizing the transfer of Alcoholic Beverage License No. 1427-33-001-006 from Eastern Asian Bistro and Bar Inc. to Ginza Asian Cuisine and Sushi Bar, Inc.

An application has been filed for a person-to-person transfer issued to Eastern Asian Bistro and Bar, Inc to Ginza Asian Cuisine and Sushi Bar, Inc.

17. Resolution RE: Introduction of the 2024 Budget.

In accordance with the law, the Township is required to introduce the budget by March 29.

18. Resolution RE: Introduction of 2024 Solid Waste Collection District Budget.

In accordance with the law, the Solid Waste Collection District Budget needs to be introduced by March 29. There is no increase in the sanitation rate.

19. Amending various aspects of the policy & procedures of the Health Benefits Program

The Township will allow Elected Officials the opportunity to enroll in the Health Benefits Program, in accordance with the prescribed enrollment period (Open Enrollment, Special Enrollment Period (SEP)). All premiums and costs associated therewith would be the responsibility of the enrolling Official, with no contribution forthcoming from the Township. Eligibility would be provided only during the term of the Elected Official, as an eligible Direct Bill by the NJHIF.

ORDINANCE FOR FIRST READING: (3)

Ord.#6-2024 Ordinance Amending Sections 3(f)(i) and 3(f)(ii) of Bond Ordinance #7-2022, as Amended by Ordinance #1-2023, Ordinance #18-2023, Ordinance #20-2023 and Ordinance #30-2023, of the Township of Mount Olive, in the

County of Morris, New Jersey, Finally Adopted April 5, 2022, as Amended January 24, 2023, June 27, 2023, July 25, 2023, and October 17, 2023, to Include an Additional Project and to Amend Section 6(b) to Decrease the Average Useful Life.

The Township has identified \$850,000 in prior bond ordinances which will be re-appropriated and used in the 2024 capital budget for road resurfacing.

Ord.#7-2024 Bond Ordinance Providing for Various Capital Improvements in and by the Township of Mount Olive, in the County of Morris, New Jersey, Appropriating \$3,668,192 Therefor and Authorizing the Issuance of \$2,677,280 Bonds or Notes of the Township to Finance Part of Cost Thereof.

The Township has identified \$3,668,192 in capital projects for 2024 and needs to authorize \$2,677,280 in bonds or notes.

Ord.#8-2024 Ordinance RE: Township of Mount Olive Morris County, New Jersey Calendar Year 2024 Ordinance to Exceed the Municipal Budget Cost of Living Allowance and to Establish a Cap Bank (N.J.S.A. 40A-4-45.14) In accordance with the law, the Township shall limit any increase by 2.5% in the budget unless authorized by ordinance to increase it to 3.5% and to establish a cap bank to be potentially used in future budgets.

ORDINANCE FOR SECOND READING: NONE

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - February 20, 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. February 6, 2024, WS & PM (Absent: Mr. Mania)
February 6, 2024, Closed Session (Absent: Mr. Mania)

ROLL CALL

CORRESPONDENCE (17)

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received February 5, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: February 5, 2024.
2. Email received February 8, 2024, from the Statewide Hispanic Chamber of Commerce of NJ regarding Your go-to source for NJ events: Weekly Community Calendar.
3. Flyer received February 15, 2024, from Mount Olive Township Health Department regarding Navigating Hope.
4. Letter received February 16, 2024, from HOTGS, INC. regarding Public Notice - the Town of Hackettstown Land Use Board will hold a hearing on Tuesday, February 27, 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. ("Applicant"), for preliminary and final major site plan approval with use variance and bulk variance relief for the proposed development of certain property having a street address of 798 Willow Grove Street & 3 Parke Avenue, known on the tax maps of the Town of Hackettstown as Block 116, Lots 2 & 8 (the "Property") (the "Applicant").

RESOLUTIONS/ORDINANCES OTHER TOWNS - None

LEAGUE OF MUNICIPALITIES

5. Email received February 2, 2024, from NJLM regarding Affordable Housing Bills Advance, Opioid Settle Reports Due, SALT Cap.
6. Email received February 7, 2024, from NJLM regarding Assistance to Firefighters Grants Program, Affordable Housing Lunch & Learn.
7. Email received February 8, 2024, from NJLM regarding Mayors' Newslines February 2024.
8. Email received February 14, 2024, from NJLM regarding Assembly Passes Affordable Housing Overhaul Bill.

STATE AGENCIES/LOI/HIGHLANDS

9. Letter received February 9, 2024, from NJDEP regarding Updated EAP and Inundation Mapping for Morris County YMCA Dam, NJ Dam File No. 25-67, Mt. Olive Township, Morris County.
10. Email received February 12, 2024, from NJDEP regarding NJDEP Weekly Update.

MSA/MUA - None

MORRIS COUNTY

11. Email received February 5, 2024, from Morris County regarding This Week in Morris County: Feb, 5, 2024.
12. Email received February 6, 2024, from Morris County regarding Morris County Open Space Trust Fund.
13. Email received February 9, 2024, from Morris County regarding Morris County Chamber of Commerce's 103rd Annual Meeting.
14. Email received February 12, 2024, from Morris County regarding This Week in Morris County: Feb. 9, 2024.

UTILITIES

15. Letter received February 5, 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 2 Pursuant to the Energy Efficiency and Peak Demand Reduction Programs ("PY 2 Rider LRAM Filing") BPU Docket No. ER23110865.
16. Letter received February 9, 2024, from New Jersey American Water regarding In the Matter of the Petition of New Jersey-American Water Company, Inc. for Approval to Change the Levels of its Purchased Water Adjustment Clause and Ouchase Wastewater Treatment Clause BPU Docket No. WR23110791.
17. Email received February 14, 2024, from SJ Industries/Elizabethtown Gas regarding In the Matter of the Petition of Elizabethtown Gas Company for Approval of New Energy Efficiency Programs and the Associated Cost Recovery Mechanism Pursuant to the Clean Energy Act and the Establishment of a Conservation Incentive Program BPU Docket No. GO20090619.

ORDINANCES FOR PUBLIC HEARING: - NONE

ORDINANCE FOR FIRST READING: (3) (2nd reading March 5, 2024 for Ordinances 6-2024 & 7-2024) (2nd reading March 19, 2024 for Ordinance 8-2024)

- Ord.#6-2024** Ordinance Amending Sections 3(f)(i) and 3(f)(ii) of Bond Ordinance #7-2022, as Amended by Ordinance #1-2023, Ordinance #18-2023, Ordinance #20-2023 and Ordinance #30-2023, of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted April 5, 2022, as Amended January 24, 2023, June 27, 2023, July 25, 2023, and October 17, 2023, to Include an Additional Project and to Amend Section 6(b) to Decrease the Average Useful Life. - **J. Ferrante**
- Ord.#7-2024** Bond Ordinance Providing for Various Capital Improvements in and by the Township of Mount Olive, in the County of Morris, New Jersey, Appropriating \$3,668,192 Therefor and Authorizing the Issuance of \$2,677,280 Bonds or Notes of the Township to Finance Part of Cost Thereof. - **C. Labow**

Ord.#8-2024 Ordinance RE: Township of Mount Olive Morris County, New Jersey
Calendar Year 2024 Ordinance to Exceed the Municipal Budget Cost of
Living Allowance and to Establish a Cap Bank. (N.J.S.A. 40A-4-45.14) - **M.
Lalama**

CONSENT RESOLUTIONS AGENDA: (19) - J. Mania

1. Resolution of the Township Council of the Township of Mount Olive authorizing the use of Open Space funds for title search work associated with the Stark Cemetary at 37 Flanders-Bartley Road, Flanders, New Jersey
2. Resolution of the Township Council of the Township of Mount Olive authorizing the submission of a strategic plan for the Mount Olive Municipal Alliance Grant for fiscal year 2025 (MOMAC)
3. Resolution of the Township of Mount Olive authorizing execution of a bill of sale between the Township and Verizon New Jersey Inc. for communication equipment located at 650 Clark Drive
4. Resolution of the Township Council of the Township of Mount Olive supporting Morris Habitat for Humanity's application for funds from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Program (AHTF)
5. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing a second amendment to the developer's agreement with HSC Flanders, LLC for the development of property located at 194 Route 206 (Block 5300, Lot 12) (WAWA)
6. Resolution of the Township of Mount Olive establishing a temporary capital budget for 2024
7. Resolution of the Township Council of the Township of Mount Olive increasing the change fund for the recreation department for 2024
8. Resolution of the Township Council of the Township of Mount Olive notice of intent to award a contract under a national cooperative purchasing agreement for the purchase of an automated side loader off the Sourcewell Co-op (Sanitation Equipment Corp.)
9. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of outdoor musical playground equipment off ESCNJ Cooperative (Ben Shaffer Recreation)
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for the purchase of outdoor activity playground equipment off ESCNJ Cooperative (Ben Shaffer Recreation)
11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for Phase II - Seward House & Barn Non-Construction Design Phase

to Connolly & Hickey Historical Architects, LLC (Revised - increasing contract amount)

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13. Resolution of the Township Council of the Township of Mount Olive authorizing the use of competitive contracting for Brewery Concession Services
14. Resolution of the Township Council of the Township of Mount Olive authorizing purchases with Cablevision/Lightpath as a proprietary vendor 2024
15. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Labor Attorney to Cleary, Giacobbe, Alfieri, Jacobs (January 1, 2024 - December 31, 2024)
16. Resolution of the Township Council of the Township of Mount Olive authorizing the transfer of Alcoholic Beverage License No. 1427-33-001-006 from Eastern Asian Bistro and Bar Inc. to Ginza Asian Cuisine and Sushi Bar, Inc.
17. Resolution RE: Introduction of 2024 Budget.
18. Resolution RE: Introduction of 2024 Solid Waste Collection District Budget.
19. Township of Mount Olive, Morris County, New Jersey, a resolution amending various aspects of the policy & procedures of the Health Benefits Program

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 - G. Stewart

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