



**Mount Olive Township Council
Workshop Meeting
March 5, 2024**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PRESENTATION

1. Police Department Promotions:
Detective Lieutenant Lou Sanchez to Captain
Sergeant Eric Anthony to Lieutenant
Detective Corporal Tyler Mullooly to Sergeant

DISCUSSION ITEM

1. Home Rehabilitation Program - Morris Habitat for Humanity

RESOLUTIONS: (17)

1. **Requesting NJDOT to consider safety improvements on Route 46 and Route 206**
The jurisdiction for traffic regulations along State roads rests with the NJ DOT. Since 2019 there have been 4,363 crashes, 909 resulting in Fire/EMS response and 6 fatalities. It is requested that the State conduct a traffic study to improve safety.
2. **Authorizing the execution of an amendment to a historic preservation easement for the property located at Block 7600, Lot 71, commonly known as The Seward House**
An amendment to the Historic Preservation Easement for the Seward House needs to be updated in accordance with the 2020 grant agreement.
3. **Granting a permanent easement to JCP&L for the installation of a pole and electrical facilities along Naughtright Road**
JCP&L wishes to construct a new pole in the Township ROW on Naughtright Road related to the Johnson dealership construction project.

4. Authorizing a memorandum of understanding between the Township and Fratelli Beretta, USA

An MOU has been negotiated related to the sewer connection fee at a new Fratelli Beretta facility located at 650 International Drive. The facility required 131 EDU's at a cost of \$1,158,198.77 which will be paid in equal installments over the next five (5) years.

5. Authorizing the execution of an interlocal services agreement between the Township of Mount Olive and the Township of Chester for the provision of Plumbing/Mechanical Subcode Services

The Township of Chester has requested the Township to provide Plumbing/Mechanical Subcode inspection services on an on-call/as-needed basis. An agreement has been negotiated at a rate of \$80/hr.

6. Amending the 2024 temporary budget for the current fund and water utility

The Temporary Budget for the current fund and water utility needs to be amended to fund projects of an emergent condition prior to the budget being adopted.

7. Authorizing purchases with Verizon as a proprietary vendor for 2024

In accordance with the local public contracts law, the Township desires to designate Verizon as a proprietary vendor for 2024 for telecommunications software and hardware installed and maintained by Verizon.

8. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Main Pool & Chemical Co.)

The Township has a need to acquire waste water chemicals which is currently not available on any co-op or provided by our current waste water chemical supplier. A separate vendor service contract needs to be awarded specifically for sodium hypochlorite at a price per gallon of \$3.89, not to exceed \$19,255.50 with Main Pool & Chemical Co.

9. Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Stanley & Orke) Revised - Increasing contract amount

A previously awarded contract to Stanley & Orke for gutter and roof repairs in the amount of \$18,050 needs to be increased by \$650 to fulfill the remaining balance of the contract.

10. Authorizing the award of a non-fair and open professional services agreement for Architecture & Historic Preservation Services to Connolly & Hickey Historical Architects, LLC (January 1, 2024 - December 31, 2024)

The Township has a need to hire a professional architect for historical preservation related to the interior restoration & rehabilitation of the Seward House. Connolly & Hickey submitted a proposal not to exceed \$63,200 which will be grant funded.

11. Authorizing the award of a non-fair and open professional services agreement for Traffic Engineering Consulting to Lublanecki Engineering (January 1, 2023 - December 31, 2023)

The Township is in need of a traffic engineer and the Planning Board has appointed Walter Lublanecki of Lublanecki Engineering for 2023. The maximum dollar value of the contract shall be \$35,000 and will be paid by escrow fees collected by the applicants.

12. Authorizing the award of a non-fair and open professional services agreement for Traffic Engineering Consulting to Lublanecki Engineering (January 1, 2024 - December 31, 2024)

The Township is in need of a traffic engineer and the Planning Board has appointed Walter Lublanecki of Lublanecki Engineering for 2024. The maximum dollar value of the contract shall be \$35,000 and will be paid by escrow fees collected by the applicants.

13. Authorizing the award of a contract for Bid #01-2024 Removal and Disposal of Sludge from Mt. Olive Sewerage Treatment Plants (Coppola Services)

The Township publically advertised bids in accordance with the law for the Removal and Disposal of Sludge. Five (5) bids were received and the lowest responsive and responsible bidder is Coppola Services, Inc. Based on an estimated yearly quantity of 780,000 gallons of sludge to be removed, the unit price per gallon of \$.0498 will equate to a contract not to exceed \$38,844.

14. Authorizing the award of a contract for turf field maintenance off the ESCNJ Co-op (Natural Green Lawn Care)

The Township has a need to maintain seven (7) turf fields during the Spring and Fall. Natural Green Lawn Care has submitted a proposal based on the ESCNJ bid award of \$18,400. The cost will be split 50/50 with the sport associations.

15. Authorizing the award of a one-year contract extension (Year 1) for recycling commodity services (FCR Morris) Revised - Increasing contract amount

A previously awarded contract to FCR Morris for recycling commodity services needs to be revised to increase the contract amount by \$35,600 for a total value of \$158,000 to fulfill the remaining balance and final payment of the contract.

16. Authorizing execution of an estoppel certificate and agreement for bank Ozk related to development of the property designated as Block 200, Lot 1 (3000 Continental Drive)

The Developers bank is requesting an estoppel certificate to finance the project and to represent that as of the date of execution and to our knowledge, the Developer is not in default with the Developers Agreement.

17. Authorizing execution of an estoppel certificate and agreement for bank Ozk related to development of the property designated as Block 202, Lot 1 (2000 International Drive)

The Developers bank is requesting an estoppel certificate to finance the project and to represent that as of the date of execution and to our knowledge, the Developer is not in default with the Developers Agreement.

ORDINANCE FOR FIRST READING: (1)

Ord.#9-2024 An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Section 550-23, Zoning Permits and Certificates of Occupancy; Fees, of the Township Code to Require Certain Escrow Fees. The Township Planner recommends revising Chapter 550 of the Land Use Code to include a section allowing for the collection of an escrow fee of \$500 needed to review a zoning permit which requires the Township Engineer to review for compliance with the Stormwater Management regulations.

ORDINANCE FOR SECOND READING: (2)

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

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - March 5, 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 20, 2024 WS & PM

ROLL CALL

CORRESPONDENCE (25)

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received February 20, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: February 19, 2024.
2. Letter received February 22, 2024, from Nadira Pershaud regarding Washington Township Land Use Board Notice of Hearing - 142 N Four Bridges Road, Long Valley.
3. Email received February 26, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: February 26, 2024.

RESOLUTIONS/ORDINANCES OTHER TOWNS

4. Email received February 26, 2024, from Roxbury Township regarding Roxbury Land Use Ordinance No. 02-24 ADOPT (adopted on 02-13-24)

LEAGUE OF MUNICIPALITIES

5. Email received February 16, 2024, from NJLM regarding Affordable Housing Bill Moves, Cap Exceptions OK, SALT Vote Fails.
6. Email received February 23, 2024, from NJLM regarding Affordable Housing Update; Local Finance Notices.
7. Publication received February 28, 2024, from NJLM regarding Legislative Bulletin - 2022-2023 Legislative Session, Public Laws.
8. Email received February 28, 2024, from NJLM regarding Governor Delivers State Fiscal Year 2025 Budget.

STATE AGENCIES/LOI/HIGHLANDS

9. Email received February 20, 2024, from NJDEP regarding NJDEP Weekly Update.
10. Application received February 20, 2024, from Environmental Technology Inc. (ETI) regarding Applications for Freshwater Wetlands General Permit 8 - House Additions & General Permit 10A - Very Minor Road Crossings. Applicant: Muhammad Arif Akhtar, Subject Property: 50 Gold Mine Road, Block 4400, Lot 77. Mount Olive Township, Morris County.
11. Packet received February 20, 2024, from Boswell Engineering regarding Highlands Preservation Area Approval Application, Subaru World of Hackettstown, Block 8200, Lots 5 & 6, Township of Mount Olive, Morris County FEI No. 221063.

12. Email received February 26, 2024, from DEP Local Government Assistance regarding NJDEP Weekly Update.
13. Letter received February 26, 2024, from Careaga Engineering, Inc. regarding Diaz Septic Repair - Block 6900, Lot 6. 515 Drakestown Road, FWWW - GP - 24.

MSA/MUA - None

MORRIS COUNTY

14. Email received February 20, 2024, from Morris County regarding This Week in Morris County: Feb. 16, 2024.
15. Email received February 20, 2024, from Morris County regarding Morris County Funds Planning for Celebration of American Revolution's 250th Anniversary.
16. Email received February 16, 2024, from Morris County regarding January 2024 Minutes of the Morris County Planning Board.
17. Publication received February 20, 2024, from Morris County regarding Final Equalization Table for the County of Morris for the Year 2024.
18. Email received February 20, 2024, from Morris County regarding Morris County Proclaims February 2024 Black History Month.
19. Email received February 23, 2024, from Morris County regarding Morris Street in Morristown Closed Starting Next Week.
20. Email received February 26, 2024, from Morris County regarding This Week in Morris County: Feb. 23, 2024.
21. Email received February 27, 2024, from Morris County regarding UPDATE: Morris Street in Morristown Closed Starting March 11.
22. Email received February 29, 2024, from Morris County regarding Winners of 2024 Morris County Cover Contest Announced.

UTILITIES

23. Email received February 20, 2023, from New Jersey Natural Gas regarding NJNG - T1 Extension-SAVEGREEN GO20090622 Public Hearing Notice to Municipalities.
24. Letter received February 26, 2024, from Jersey Central Power & Light regarding I/M/O the Verified Petition of Jersey Central Power & Light for Approval of JCP&L's Energy Efficiency and Conservation Plan Including Energy Efficiency and Peak Demand Reduction Programs (JCP&L EE&C) BPU Docket No. EO20090620.
25. Letter received February 26, 2024, from New Jersey American Water regarding In the Matter of the Petition of New Jersey-American Water Company, Inc. for Recovery of Regulatory Asset Established for Incremental Covid-19 Related Expenses, and for Establishment of an Uncollectible Adjustment Clause BPU Docket No. WR23050275.

ORDINANCES FOR PUBLIC HEARING: (2)

- 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 the Cost Thereof. - **C. Labow**

ORDINANCE FOR FIRST READING: (1) (2nd reading March 19, 2024)

- Ord.#9-2024** An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Amending Section 550-23, Zoning Permits and Certificates of Occupancy; Fees, of the Township Code to Require Certain Escrow Fees. - **M. Lalama**

CONSENT RESOLUTIONS AGENDA: (17) - J. Mania

1. Resolution of the Township Council of the Township of Mount Olive requesting NJDOT to consider safety improvements on Route 46 and Route 206
2. A resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing the execution of an amendment to a historic preservation easement for the property located at Block 7600, Lot 71, commonly known as The Seward House
3. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, granting a permanent easement to JCP&L for the installation of a pole and electrical facilities along Naughtright Road
4. Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing a memorandum of understanding between the Township and Fratelli Beretta, USA
5. Resolution of the Township Council of the Township of Mount Olive authorizing the execution of an interlocal services agreement between the Township of Mount Olive and the Township of Chester for the provision of Plumbing/Mechanical Subcode Services
6. Resolution of the Township Council of the Township of Mount Olive amending the 2024 temporary budget for the current fund and water utility
7. Resolution of the Township Council of the Township of Mount Olive authorizing purchases with Verizon as a proprietary vendor for 2024

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 (Main Pool & Chemical Co.)
9. 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 (Stanley & Orke) Revised - Increasing contract amount
10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Architecture & Historic Preservation Services to Connolly & Hickey Historical Architects, LLC (January 1, 2024 - December 31, 2024)
11. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Traffic Engineering Consulting to Lublanecki Engineering (January 1, 2023 - December 31, 2023)
12. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Traffic Engineering Consulting to Lublanecki Engineering (January 1, 2024 - December 31, 2024)
13. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #01-2024 Removal and Disposal of Sludge from Mt. Olive Sewerage Treatment Plants (Coppola Services)
14. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for turf field maintenance off the ESCNJ Co-op (Natural Green Lawn Care)
15. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a one-year contract extension (Year 1) for recycling commodity services (FCR Morris) Revised - increasing contract amount
16. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Execution of an Estoppel Certificate and Agreement for Bank OZK Related to Development of the Property Designated as Block 200, Lot 1 (3000 Continental Drive)
17. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Execution of an Estoppel Certificate and Agreement for Bank OZK Related to Development of the Property Designated as Block 202, Lot 1. (2000 International Drive)

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