



**Mount Olive Township Council
Workshop Meeting
March 19, 2024**

ITINERARY

PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PROCLAMATION

1. Recognizing and Celebrating the Life of Frances Lichowid

DISCUSSION ITEM

1. Community Energy Aggregation

RESOLUTIONS: (18)

1. Resolution: Waiver of Reading Budget in Full for 2024.

State statute permits that the budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the budget is posted in a public place and made available during the public hearing. The Township has met those requirements and will waive the reading in full of the 2024 budget.

2. Resolution to Amend the 2024 Budget.

The budget needs to be amended to account for an increase in State Aide for the Watershed Moratorium Aid, Energy Receipts Tax and Reserve for Garden State Trust Fund in the amount of \$40,731. This amount will be reduced from the anticipated surplus utilization. There is no change in the total budget.

3. Resolution to Adopt the 2024 - Municipal Budget.

Adopting the 2024 municipal budget with a three-point tax increase, or \$100.72 per year on the average assessed home.

4. Resolution to Adopt the 2024 - Sanitation District Budget.

Adopting the 2024 sanitation budget with no tax increase.

5. Authorizing the Budd Lake Fire Department to hold a "Coin Drop" fundraiser on various dates in 2024

The Budd Lake Fire Department will be holding a "coin drop" fundraiser on Mount Olive Road/Rt. 46 and Naughtright/Rt. 46 from 9 am - 3 pm on the following dates: May 18, May 19, June 13, June 14, August 24, August 25, October 19 and October 20, 2024.

6. Authorizing the submission of a grant application by the Township of Mount Olive to the Morris County Historic Preservation Trust Fund for a 2024 grant for the Seward House owned by the Township of Mount Olive

The Township has been engaged in a long-term restoration effort of the Seward House. To continue the project, the Township recommends applying for the 2024 Construction Grant Application to the Morris County Historic Preservation Trust Fund for funds to be utilized in the Partion Interior Restoration. The total project is \$796,344, of which \$398,172 will be provided as a matching grant already received from the NJ Historic Trust. The balance of \$398,172 will be applied for through the County grant.

7. Authorizing execution of a sanitary sewer easement agreement with TEIF 2000 Mount Olive, LLC for the property designated as Block 202, Lot 1 (2000 International Drive)

As part of the warehouse development at 2000 International Drive, Matrix and the Township desire to amend an existing right of way and sanitary sewer easement that was granted to the Township by Matrix's predecessor-in-interest over a portion of the property, to appropriately modify the existing easement area.

8. Authorizing the execution of the Sidebar Agreement between the Township of Mount Olive and the Mount Olive Township Public Employee Association

The Township and the Mount Olive Township Public Employee Association have agreed to adjust the salary for Registered Environmental Health Specialist (REHS) and Senior Registered Environmental Health Specialist (SREHS) to be more competitive and to attract qualified candidates.

9. Authorizing the award of a professional service agreement without competitive bidding to John E. Keefe, Jr., Esq. to provide special legal counsel services to the Township of Mount Olive *Revised - Change in law firms

The Township previously retained John E. Keef, Jr., Esq. of Wilentz, Goldman & Spitzer, PA to provide special legal counsel services related to the PFAS litigation. John has left the firm and started Keefe Law Firm. The agreement needs to be revised to reflect the change in law firms.

10. Authorizing the award of contract for Electronic Waste Recycling Services (eRevival, LLC)

In compliance with the local public contracts law, the Township solicited quotations for Electronic Waste Recycling Services. Two vendors submitted a response, and it is recommended to award a contract to eRevival who submitted the most advantageous prices.

11. Approving a non-fair and open vendor service contract pursuant to New Jersey local unit Pay-to-Play Law (Native Fields Landscaping)

The Township has a need to acquire trees for planting and beautification of various sites. Native Fields Landscaping has submitted a proposal not to exceed \$40,000 which will be charged to the Tree Trust Fund.

12. Authorizing purchases off New Jersey State contracts pursuant to N.J.S.A. 40A:11-12 for calendar year 2024 (Zetron, Inc.)

The Township has a need to purchase radio communication equipment and accessories off of the New Jersey State Contract from Zetron, Inc.

13. Authorizing the use of ESCNJ Cooperative Pricing Council Contract for 2024 (WB Mason)

The Township has a need to purchase copy paper off of the ESCNJ Cooperative Pricing Council Contract from WB Mason.

14. Authorizing the award of a contract for the purchase of Microsoft 365 Business Software off New Jersey State Contract (Dell Marketing)

The Township has a need to renew its annual Microsoft 365 Business Software Subscription. Dell Marketing has submitted a proposal in the amount of \$46,952 and has been awarded a NJ State Contract.

15. Authorizing change order no. 2 for Bid #01-2023 HVAC System Upgrades at the Municipal Building (Reiner Group)

The Township Department of Public Works is recommending a change order to the contract to Reiner Group for the HVAC Upgrades to the Municipal Building due to unforeseen circumstances in the original scope of work. Additional equipment is needed in the mechanical room to satisfy certain requirements. The change order #2 will increase the contract amount by \$35,350 which will bring the total value of the contract to \$294,400.

16. Authorizing the award of a 12-month subscription agreement for vehicle tracking & roadside assistance off the Sourcewell Co-op (Verizon Connect Fleet USA)

The Township previously filed a Notice of Intent to utilize a National Co-Op for vehicle tracking & roadside assistance off the Sourcewell Co-Op from Verizon Connect Fleet USA. There were no alternative approaches and/or rejections made by any New Jersey vendor, and it is recommended to move forward with the purchase.

17. Authorizing a facility use agreement between the Township of Mount Olive Baseball/Softball Association and New Jersey JCC Metrowest

The Mount Olive Baseball/Softball Association has a need to utilize the fields at Camp Deeny Riback for weekday and weekend practices and games from April 1, 2024 - June 15, 2024. MOBSA agrees to pay NJ JCC Metro West a \$500 usage fee for the season.

18. Authorizing the Administration in conjunction with Matthew Krauser and the Township Attorney to initiate tax appeals

The Township may initiate reverse tax appeals on properties which we believe the assessments should be increased. An independent tax appraiser is needed to make recommendations to the Administration.

ORDINANCE FOR FIRST READING: (2)

Ord.#10-2024 Ordinance Amending Section 3(f)(iv) of Bond Ordinance #6-2019 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 6, 2019, as Amended by ordinance #12-2022 and Ordinance #23-2022 Finally Adopted April 19, 2022 and August 9, 2022. Respectively, in Order to Include an Additional Project.
The Township has a need to make building improvements in the Police Department and recommends amending a prior bond ordinance to fund the project.

Ord.#11-2024 An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of Certain Road Easements and Dedications in Connection with Development of Block 7801. (Fox Chase / VL North Coffee Ice Cream LLC)
The Berry Court Development is nearing completion and the Township can accept the roads as per the Developers Agreement.

ORDINANCE FOR SECOND READING: (2)

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.

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.

OLD BUSINESS

NEW BUSINESS

PUBLIC PORTION

ADJOURN TO PUBLIC MEETING

TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - March 19, 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. March 5, 2024 WS & PM (Absent: C. Labow)

ROLL CALL

ORDINANCES FOR PUBLIC HEARING: (2)

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) - **J. Ferrante**

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. - **C. Labow**

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

Ord.#10-2024 Ordinance Amending Section 3(f)(iv) of Bond Ordinance #6-2019 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 6, 2019, as Amended by ordinance #12-2022 and Ordinance #23-2022 Finally Adopted April 19, 2022 and August 9, 2022. Respectively, in Order to Include an Additional Project. - **M. Lalama**

Ord.#11-2024 An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing Acceptance of Certain Road Easements and Dedications in Connection with Development of Block 7801. (Fox Chase / VL North Coffee Ice Cream LLC) - **J. Mania**

RESOLUTIONS (1)

1. Resolution: Waiver of Reading Budget in Full. - **G. Stewart**
- ROLL CALL**

PUBLIC HEARING ON THE 2024 MUNICIPAL BUDGET and SANITATION DISTRICT BUDGET

RESOLUTIONS (3)

1. Resolution to Amend the 2024 Budget. - **C. Aaron**
ROLL CALL
2. Resolution to Adopt the 2024 - Municipal Budget. - **J. Ferrante**
ROLL CALL
3. Resolution to Adopt the 2024 - Sanitation District Budget. - **C. Labow**
ROLL CALL

CORRESPONDENCE (18)

LETTERS FROM RESIDENTS/ORGANIZATIONS/OTHER TOWNS

1. Email received March 4, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: March 4, 2024.
2. Email received March 4, 2024, from the Statewide Hispanic Chamber of Commerce of NJ regarding Would you like to know how and what it is for you to join our familia? Let's explore the possibilities and invite your colleagues!
3. Email received March 7, 2024, from the Statewide Hispanic Chamber of Commerce of NJ regarding Partner Offer: Port Authority NY NJ Office of ODEI Industry Day.
4. Email received March 11, 2024, from NOFA NJ regarding NOFA NJ Weekly Email: March 11, 2024.

RESOLUTIONS/ORDINANCES OTHER TOWNS - None

LEAGUE OF MUNICIPALITIES

5. Email received March 1, 2024, from NJLM regarding FY2025 Budget Address; Affordable Housing Update; Water Supply Plan Draft.
6. Email received March 5, 2024, from NJLM regarding NJTFF Reauthorization Bill Introduced.
7. Email received March 11, 2024, from NJLM regarding Take Action on Upcoming Legislation on OPRA, TTF, and Affordable Housing.
8. Email received March 11, 2024, from NJLM regarding Mayors' Newsline March 2024.

STATE AGENCIES/LOI/HIGHLANDS

9. Email received March 1, 2024, from NJDEP regarding NJDEP Weekly Update.
10. Email received March 7, 2024, from Commitment to Communities, DOT regarding The Best of NJDOT in 2023.
11. Email received March 11, 2024, from DEP Local Government Assistance regarding NJDEP Weekly Update.

12. Email received March 13, 2024, from NJDCA regarding ARP-FFG Grant Awards Announcement.

MSA/MUA - None

MORRIS COUNTY

13. Email received March 4, 2024, from Morris County regarding This Week in Morris County: March 1, 2024.
14. Email received March 11, 2024, from Morris County regarding This Week in Morris County: March 8, 2024.
15. Email received March 13, 2024, from Morris County regarding Morris County Chamber to Honor Kathryn DeFillippo.
16. Email received March 14, 2024, from Morris County regarding No Tax Rate Increase in Morris County Budget for 5th Consecutive Year.
17. Email received March 15, 2024, from Morris County regarding Morris County is Accepting 2024 Open Space Applications.

UTILITIES

18. Letter received March 5, 2024, from JCP&L regarding In the Matter of the Petition of Jersey Central Power & Light Company For Approval of a Zero Emission Certificate Recover Charge ("ZEC Recovery Charge ("ZECRC") Filing") BPU Docket No. EO24010054.

CONSENT RESOLUTIONS AGENDA: (14) - M. Lalama

1. Resolution of the Township Council of the Township of Mount Olive authorizing the Budd Lake Fire Department to hold a "Coin Drop" fundraiser on various dates in 2024
2. Resolution authorizing the submission of a grant application by the Township of Mount Olive to the Morris County Historic Preservation Trust Fund for a 2024 grant for the Seward House owned by the Township of Mount Olive
3. A resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing execution of a sanitary sewer easement agreement with TEIF 2000 Mount Olive, LLC for the property designated as Block 202, Lot 1 (2000 International Drive)
4. Resolution authorizing the execution of the Sidebar Agreement between the Township of Mount Olive and the Mount Olive Township Public Employee Association
5. Resolution authorizing the award of a professional service agreement without competitive bidding to John E. Keefe, Jr., Esq. to provide special legal counsel services to the Township of Mount Olive *Revised - Change in law firms
6. Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for Electronic Waste Recycling Services (eRevival, LLC)

7. 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 (Native Fields Landscaping)
8. 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 (Zetron, Inc.)
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10. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of Microsoft 365 Business Software off New Jersey State Contract (Dell Marketing)
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12. Resolution of the Township Council of the Township of Mount Olive authorizing the award of a 12-month subscription agreement for vehicle tracking & roadside assistance off the Sourcewell Co-op (Verizon Connect Fleet USA)
13. A resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing a facility use agreement between the Township of Mount Olive Baseball/Softball Association and New Jersey JCC Metrowest
14. Resolution of the Township Council of the Township of Mount Olive authorizing the Administration in conjunction with Matthew Krauser and the Township Attorney to initiate tax appeals

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. Mania

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