



**Florham Park Borough Council**  
**Thursday, February 7, 2019**  
**Work Session Minutes**

Mayor Taylor called the Work Session to order at 6:30 p.m. He asked the Borough Clerk for a roll call:

Governing Body	Present	Absent
Mayor Taylor	X	
Council President Cefolo-Pane	X	
Councilman Germershausen	X	
Councilman Carpenter	X	
Councilman Malone	X	
Councilman Michalowski	X	
Councilman Zuckerman	X	

Mayor Taylor led the flag salute.

Mayor Taylor stated that members of PSEG were in attendance to discuss the Roseland to Pleasant Valley Transmission Project. In attendance were members of the project team:

- **Everton Scott, Regional Public Affairs**
- **Jay Cavallo, Project Outreach**
- **Joseph Di Bartolmeo, Project Manager**
- **Dawn Shilkoski, Transmission Engineer**
- **Brandi Bartolomeo, Permit Manager**

The team described the project. They stated the project is designed to strengthen the electric transmission systems by replacing aged transmission facilities between the PSE&G Roseland Switching Station in Roseland, NJ and the PSE&G Switching

Station in Hopewell, NJ. They indicated the towers along the rights of way are 90 plus years old. The Project was authorized in April 2018 by PJM Interconnection. They provided an overview of the project, which covers 50 miles of the existing right of way, and stated the overall project will be completed in December 2023. They also discussed the environmental aspects of the project including permits needed and obtained. They provided contact information for any questions or concerns about the project. Contact phone number is 1-888-378-0788 and the website is [www.pseg.com/rpv](http://www.pseg.com/rpv).

The representatives asked if there were any questions. Seeing none, Mayor Taylor thanked the PSEG representatives for coming in to provide the overview.

## **COUNCIL PORTFOLIO UPDATES:**

**Council President Carpenter provided the following report:**

### **Department of Public Works:**

- Concluded their Christmas tree pick-up
- Road Department is focusing on pothole repair, tree work and catch basin repair
- Buildings & Grounds working on building repairs and painting inside buildings
- 2017 leaf compost was removed along with any wood chips; processing 2018 compost

### **Fire Department:**

- Lost one member; Al Kellogg
- No recruits currently in the pipeline
- Truck purchasing process is complete; a vendor will be selected sometime this month

### **Florham Park First Aid Squad:**

- Morris County will be handling calls during the day between 7:00 a.m. and 7:00 p.m.

### **Police Department:**

- The Police started the year out great; 718 motor vehicle stops; 424 summonses and 26 arrests.

- Patrolman Dietz began field training on February 1<sup>st</sup>; will resume solo duties on May 1<sup>st</sup>.
- Officer Niemynski passed the physical training portion at the Police Academy

### Engineering Department:

Council President Carpenter asked Borough Engineer Sgaramella to provide a report as follows:

#### Roads:

- Campus Drive Milling and Paving and Traffic Signal Updates is currently under design by Traffic Consultant. I have given them my markups depicting scope of work.
- Working on preparing the Columbia/Crescent plans for submission to NJDOT for approval since a grant is tied to it.
- Will have updated 5 year Capital Road Maintenance Plan by next Worksession.
- Will use the Morris County Cooperative Pricing Council's paving contractor, Tilcon, to mill and pave Leslie, Brooklake Road Section #6, Orchard, Tucker, Elm Street (@ Murphy Circle), Pine Valley Way and Country Club Lane prior to July 4th this year.
- Public Bid projects will be Campus Drive with jughandle and Columbia/Crescent Intersection improvements with road extension to Brooklake Road.
- Kayla is working on the potential for the Borough to obtain a Tree City USA certification. It involves forming a Shade Tree Commission within the Borough which would host Arbor Day festivities and be involved with Tree Removal Permits for residential and commercial properties throughout the Borough. Obtaining a Tree City USA designation would fulfill a goal outlined in the Borough's 2017-2021 Community Forestry Management Plan. However, this cannot be accomplished by the Engineering Department alone. We will be reaching out the new Chairman of the Environmental Commission and its Council Liason to present Tree City USA info at a forthcoming Environmental Commission meeting.

Councilman Germershausen provided the following report:

Mr. Germershausen stated that he had no report; however, he indicated had a question for Councilman Carpenter.

Mr. Germershausen stated that the alarm at Blooming Nails Salon went off 7 times. He asked if the Borough was enforcing the false alarm Ordinance?

Councilman Carpenter stated he was not aware of the calls. He further stated he would check with Police Chief Joe Orlando and report back.

Councilwoman Cefolo-Pane provided the following report:

Planning & Zoning:

- Applicant Park Savoy is looking to put a chapel on the premises; it is only for use on site.
- Artis memory care facility passed; the vote was 5-2

Senior Citizens:

- Yesterday the Seniors had an Executive Board meeting
- Seniors stated the cable channel is blurry; informed John Timmons and he will reset the system. He has a call into Verizon as well.
- Bingo is being held twice per week; coloring is done on Wednesdays
- Senior trips scheduled for May, June and July
- Seniors received a notice that 501c3 status was revoked; it was sent in error

Councilman Malone provided the following report:

Finance:

- The Budget Committee met prior to this meeting; Patrice is working on finalizing some things and we will have a presentation shortly
- Mr. Malone stated he would like to discuss the Morris County Co-op. He thought the last presentation was lacking and certain questions were not answered. I had concerns at the time, and still have concerns, about the use of the Borough's logo and signing letters on behalf of the Borough. Some of my concerns are:
  - The Borough should review the letters before they go out to the public.
  - Again, I don't like the fact that they are using our logo
  - I don't like the fact that residents are forced in and have to opt out
  - The savings the 7/10 of one cent per kilowatt per hour quoted at the last meeting was not only lacking, but misleading. I don't think it was being shown on a

usage basis compared to what you would pay with JCP&L. They were referencing it at the spot rate at that point in time. They say they can beat the rates; however, I am not sure they have any idea.

- I think it puts the Council as a related party to this and puts us in the energy business

Councilman Malone further stated that he would like to have further discussions and see if any other Council members have similar concerns. He asked Council for their input.

Councilman Carpenter stated that he tended to agree with Councilman Malone. We gave the public the opportunity to get involved in this and that is where our obligation should end. At this point in time I feel like we have almost endorsed this. I think we should endorse the opportunity, not the program.

Councilman Zuckerman said he agreed and that he is very uncomfortable sending anything out on Borough letterhead without the Borough Administrator reviewing it.

Councilman Germershausen stated that he agreed with Councilman Malone. Residents should be given information and the ability to opt in. They should not be automatically in.

Councilwoman Cefolo-Pane stated she has concerns with the negative option. She has concerns using the Borough letterhead as well. If you are in you can opt out at any time without a penalty, which would be good for people to know. Also, we don't know what the savings actually are. People need to understand that they may not see a savings every month. There may be a net savings over the year, but that may not be true every year.

Councilman Malone stated that we asked for information at the last meeting and doesn't believe it was provided. It is good to know that the Council shares my concerns. He asked what kind of action could be taken?

Mayor Taylor stated the Borough would have to meet with them again.

**Councilman Zuckerman provided the following report:**

**Board of Education:**

- Budget meeting tentatively scheduled for the end of April; they are waiting for their state aid numbers. The District local Municipal portion of the bill is roughly 37%. I encourage residents to become involved and attend meetings.

## Environmental Commission:

- Stan Wisnewski has stepped down as chair of the Commission. Mary Orloff is now the chair. Mary is working on a program for scheduled activities for 2019.

## Municipal Pool:

Councilman Zuckerman deferred to Recreation Director John Timmons for an update. Mr. Timmons stated:

- Lifeguard applications are now posted on the Borough website; emails will be sent out to 2018 guards to see if they will be returning.
- Working with Community Pass to create a bundle package; residents that sign up for Day Camp and the Pool will get a reduced rate.
- Community Pass will be live and available on February 22<sup>nd</sup>.

Councilman Michalowski provided the following report:

## Board of Health:

Some stats from last year:

- 906 dogs licensed; 196 cats licensed
- 146 restaurants inspected
- 21 first responders received flu shots

## Water:

- Attended Pre-Construction Meeting in Madison regarding the Greenwood Avenue Water Main replacement project in Madison. The interconnection with Madison will be relocated to near Seven Oaks Circle. Borough is responsible for approximately \$5,000 of work for new valves and a short length of new pipe. Project set to begin in February weather permitting.
- Had NJDEP Annual on-site audit for Water Quality in late December. Some minor recommendations by the NJDEP on the Borough's water facilities, but overall in good compliance.
- Submitted Water Conservation and Drought Management Plan to NJDEP at end of December. No comments received to date.
- A first Draft of the Water Meter Replacement specifications has been created and is under review.

- Met with Mott MacDonald, the Borough's Water Consultant regarding the upcoming Water Quality Accountability Act deadline in April. We have reviewed the Valve Inspection and Testing Contract Documents, and they will be advertised in the next two weeks for a March 12 bid opening. We will be providing information to the Consultant and had on-site meetings to advance the completion of the Water System Asset Management Plan. The GIS Water database is being constructed is on schedule for completion. The Hydraulic Model is on schedule for completion. The entire Asset Management Plan with GIS and Hydraulic Models will be completed by April 20 deadline.
- Alex and I have reviewed the concept Exxon Well Facility Upgrade and Transmission Main Plans. We met with Mott MacDonald to review some alternatives and the recent project cost. I've asked them to assess the possibility of drilling a new well and constructing new well house on the future Borough owned 2 acre lot on the Rockefeller property. We have asked them to also investigate moving the interconnection from Ridgedale Avenue to near the ASCO building and tying into the existing NJ American main at that location in order to reduce length of main installation up the road along the Madison Recreation area. We have also asked that SCADA controls be incorporated into the project at all well house facilities in order to link the system controls. TOM- YOU CAN ASK ME FOR UPDATE AT THIS POINT.

### Sewer Utility:

- Liquid Sludge Hauling Bid has been advertised and will be opened on 2/12/19. It is for a two year contract to haul from FPSU plant to the Passaic Valley Sewer Commission in Newark.
- Surveyor has completed project area for the sewer main replacement project at Beechwood Road. Approximately 500' of clay sewer main needs to be replaced between 3 manholes near the Beechwood Sewer Pump Station. This was found as a result of the CCTV inspections done in 2018. Contract drawing and specifications to follow for bid advertisement in early March.
- The Sludge Dome replacement project is complete. Contractor is off site, and will return to perform Landscaping restoration in early Spring.
- The recirculation pump at DAF #2 was replaced by private contractor.
- FPSU staff replaced the pressure relief valve in over the Force Main from Sun Valley along Route 24.
- FPSU staff currently in process of replacing all water filters in plant.
- Solicited and received proposal for a Drone Survey of the Sewer Plant and the adjacent vacant land. This will be basis for a Base Map of the plant for future projects.
- Informed the NJDOT about the Black Brook Force Main and potential conflict with their proposed Bridge Replacement Project on Columbia Turnpike over

the Black Brook. NJDOT Consultant has surveyed force main pipe and has determined that there is a conflict with the proposed bridge construction, and the pipe will have to be moved southward within the existing utility easement at no cost to Borough

### Miscellaneous:

- We had an annual Stormwater Audit by the NJDEP. This is a review of our annual Stormwater Report to the NJDEP. It includes review of how the Borough reviews Planning Board Applications, current road construction practices, and DPW yard operations for compliance with current NJDEP stormwater regulations. We are in general compliance with the NJDEP stormwater regulations. We received and have responded to minor comments from the NJDEP Auditor. One area we have to improve is Public Outreach. We have mailed out a stormwater flyer with general stormwater information with the new recycling schedule last week. We are looking into implementing other programs for Public Outreach.
- We have started to develop an Annual report checklist for all privately owned stormwater detention basins on private property. We will have to start collecting annual reports from these owners this year.

Once portfolio updates were complete, Mayor Taylor introduced Planner Katherine Kane who provided an overview of the Ordinances 19-3 and 19-4.

Mayor Taylor thanked her for her thorough review and moved on to introduction of the Ordinances.

## ORDINANCE FOR FIRST READING

- # 19-3 Establishing Section 250-14.3 of the Borough Code, Entitled “Affordable Accessory Apartments”.

Councilwoman Cefolo-Pane read Ordinance # 19-3 by title as follows and moved for adoption on First Reading:

### **ORDINANCE # 19-3**

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY ESTABLISHING SECTION 250-14.3 OF THE GENERAL LEGISLATION OF THE CODE OF THE BOROUGH OF FLORHAM PARK, ENTITLED “AFFORDABLE ACCESSORY APARTMENTS”.**

The motion was seconded by Councilman Germershausen

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Carpenter	X				
Germershausen	X				
Cefolo-Pane	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on February 7, 2019. She further stated that the Council would consider this ordinance for a second reading and final passage on February 21, 2019 at 5:00 p.m. prevailing time in the Municipal Building. She asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Germershausen.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Carpenter	X				
Germershausen	X				
Cefolo-Pane	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

- # 19-4 To Repeal 250-84, 85, -86, -87, -88, , -89, And -90 In Article XIII (Multifamily Residential Zones) Of Chapter 250 (Zoning) of Florham Park Borough
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Councilwoman Cefolo-Pane read Ordinance # 19-4 by title as follows and moved for adoption on First Reading:

**ORDINANCE # 19-4**

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK TO REPEAL §250-84, 85, -86, -87, -88, , -89, AND -90 IN ARTICLE XIII (MULTIFAMILY RESIDENTIAL ZONES) OF CHAPTER 250 (ZONING) OF THE ORDINANCES OF THE BOROUGH OF FLORHAM PARK, AND TO ENACT SECTION 7.5 (AFFORDABLE HOUSING REGULATIONS) IN ARTICLE I (GENERAL PROVISIONS) OF CHAPTER 250 (LAND USE PROCEDURES)**

The motion was seconded by Councilman Carpenter

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Carpenter	X				
Germershausen	X				
Cefolo-Pane	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on February 7, 2019. She further stated that the Council would consider this ordinance for a second reading and final passage on February 21, 2019 at 5:00 p.m. prevailing time in the Municipal Building. She asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Germershausen.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Carpenter	X				
Germershausen	X				
Cefolo-Pane	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

# I. CONSENT AGENDA – RESOLUTIONS

Councilman Carpenter made a motion to approve the following Resolutions listed on the agenda via consent of the Council.

- # 19-34 Authorizing Adoption of an Affirmative Marketing Plan
- # 19-35 Authorizing an Affordable Housing Spending Plan
- # 19-36 Appointing Paul McGann as Fire Inspector, FP Fire Dept.

The motion was seconded by Councilman Zuckerman.

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Carpenter	X				
Germershausen	X				
Cefolo-Pane	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

## PAYMENT OF VOUCHERS:

Councilman Malone made a motion to pay vouchers in the amount of \$970,064.10. The motion was seconded by Councilman Germershausen.

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone	X				
Michalowski	X				
Zuckerman	X				
Total	6				

- Mayor Taylor stated he had a few items on his agenda. The Mennen Arena teen skate night will be held on tomorrow night; 4<sup>th</sup> one of the year.
- The Council will be naming three streets in town

- Boy Scouts will be doing a clean-up on Brooklake Road. Will announce a date shortly.
- Council received checks from a resident who passed away. Thank you to Joe Bell for orchestrating that. We would like to have representatives come to a future meeting to do a presentation.

### PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting for public comment.

**John Winters, 32 Brooklake Road**

- Mr. Winters asked about the marketing plan on the agenda.

Planner Katherine O'Kane stated that the Resolution is connected to the affordable units. It is similar to the housing ordinance as it regulates how units will be marketed to the entire region. It basically controls how people find out about affordable units and apply for them.

- Mr. Winters also asked about Resolution #9-35 authorizing the Affordable Housing spending plane.

Planner Katherine O'Kane stated that in order to spend monies in the Affordable Housing trust fund you must have an approved marketing plan.

Seeing no more members who wished to be heard, Mayor Taylor closed the meeting to the public.

### ADJOURNMENT:

On a motion made by Councilman Zuckerman and seconded by Councilman Germershausen, the work session was adjourned by a unanimous vote at 7:45 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.  
Borough Clerk  
February 20, 2019