



## Borough of Florham Park Borough Council Meeting Minutes September 20, 2018

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Mayor Taylor called the Regular Meeting of the Borough Council to order at 7:10 p.m. He asked the Clerk if the requirements of the Open Public Meetings Act had been met. Borough Clerk Sheila Williams stated that adequate notice of the meeting had been made. It was included in the Annual Notice of Meetings published in the Florham Park Eagle. In addition to advertisement, the annual legal notice was posted on the Municipal Bulletin Board. Mrs. Williams also stated that a copy is on file in the Clerk's Office in the Borough Hall in accordance with N.J.S.A 10:4-6.

Mayor Taylor asked the Borough Clerk to call the roll as follows:

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

Additional Borough Officials present were Administrator William Huyler, Borough Clerk Sheila Williams and Borough Attorney Joseph Bell.

## Pledge of Allegiance:

Mayor Taylor led the Pledge of Allegiance.

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### **Council President Cefolo-Pane provided the following report:**

- Senior Citizens Club held a regular business meeting this week; discussed Tax Freeze forms for Senior's. You must contact the State directly to get a form.
- Seniors brought up some line of site issues; Hanover Road and Shetland. Borough Engineer contacted the County to see if there were any County sight easements in the site triangle. The trees in question are not in the Borough's sight triangle so we can't enforce it. When the trees get larger the situation will get worse. The Borough Engineer has no enforcement authority. The County did prune the trees further down on Hanover Road. It is not the Borough's responsibility. Mr. Huyler asked Mr. Sgaramella if we can ask the homeowners to trim it back. Mr. Sgaramella said we can ask.
- There is a Pokemon site on the cell tower; can we look at that? There may be a geo cache there. Mr. Huyler stated if you can find the location, we can remove it.
- Residents also brought some concerns to the meeting regarding construction sites in the Borough. It appears that some of the sites have equipment stored on them; one is on Cathedral. Kevin Guilfoyle can check it out.

### **Planning & Zoning**

- Nothing to report – No meetings were held

### **Councilman Germershausen provided the following report:**

- Historic Preservation will be hosting the Pathways to History program at the Little Red Schoolhouse this weekend. It will be open for tours on Saturday 10:00 am to 4:00 pm and Sunday from 12:00 – 4:00 pm. They will have activities for the children and they will be selling items to raise money for the Commission.

### **Councilman Carpenter provided the following report:**

- The DPW has two re-purposed salter trucks that are now are in service
- Emergency roof repairs to the DPW garage have been completed
- Currently working on fields for soccer and football

## **Florham Park First Aid Squad**

- The wet down for the new First Aid Squad rig is scheduled for Saturday 9/22 at 4-9 p.m. at their headquarters
- Call volume has been problematic; October has been worked out although they are still looking for long term solutions.

## **Florham Park Police Department**

- The Department successfully completed their active shooter drill on August 9 at the College of St. Elizabeth; 11 law enforcement agencies participated
- Looking for two per diem dispatchers
- National Night Out was successful despite the weather
- New 911 messaging has been rolled out
- Police and DPW deployed water barricades to secure the playground at Briarwood School

## **Florham Park Fire Department**

- The call volume in the Fire Department increased for the same period last year; 30 more calls than last year
- Association is going through the process of nominating their officers for line positions and officers; they will make their recommendations to the Borough.
- Installed a regular firefighter and a junior firefighter last month; no other new recruits in the pipeline
- Pancake Breakfast will be held Sunday, October 7<sup>th</sup> at Headquarters

Councilman Carpenter asked Borough Engineer Mike Sgaramella to do a quick update. Mr. Sgaramella provided an overview of a few items as follows:

- The weather has wreaked havoc on the East Madison project; working on some curbing and will start working on driveways shortly. The project is progressing.
- In two weeks will submit paperwork for a Grant for the intersection at Hanover Road and Columbia Turnpike.

**Councilman Zuckerman provided the following report:**

### **Environmental Commission:**

- The Commission is going to meet next week; they have been off for the summer.

## **Board of Education:**

- The Board has decided to put a hold on their building renovation program
- Board is looking to hire a consultant to look at the future of the student population before they decide on any major construction.
- Referendum for the 3 armed officers will be on the ballot in November; it is \$120,000 for the officers. It is estimated a \$12.00 per home increase annually to hire the officers

## **Municipal Pool:**

- The weather for the pool was not great for the season
- The revenue was good and expenses were under budget; resulting in \$26,000 to be added to the existing surplus
- We will be looking at rates for the coming year and the Committee will be making use of the phone survey to see why people didn't join the pool this year.

## **Councilman Michalowski provided the following report:**

### **Florham Park Library:**

- 20 new computers were installed
- Summer reading program was a success; 251 participants
- 177 new patrons registered in the summer
- Library produced a booklet that describes services
- There was a leak in one of the HVAC units; DPW helped with the issue and Air Group was called. .
- Concerned about NJ Library Link which is the service that transports books back and forth and helps increase circulation. They are having a budget shortfall. Director Joan Hipp is due to attend a meeting on the issue and will report back.

### **Board of Health:**

- Board received many complaints regarding mosquitos this year.
- Also receiving a lot of complaints about foxes
- Wellness challenge went well; Borough received a lot of positive feedback

## Water Utility:

- Annual motor and pump maintenance completed at all three well houses
- The pool will be covered this week with help of the Sewer Dept.
- One water position has been filled

## Sewer Utility:

- Sludge dome cover is progressing well; cover for tank 2 will be completed by the end of the month; once complete they will start on the other cover.
- Landscaping planted along the fencing on Vreeland Road at the plant
- Mike met with consultants about pipe replacement on Beechwood Road and the scope of work at Spring Garden Lake
- Major grease blockage; clay pipe missing. Some emergency repairs need to be done.
- Council President Cefolo-Pane received a letter about the Library possibly naming the library after John Cunningham. Mayor Taylor suggested naming a street after Mr. Cunningham on Park Ave; he spoke to the resident that wrote the letter.

## COMMUNICATIONS:

Mayor Taylor stated that there were several items of public communications listed on the agenda. He asked if there were any questions on the items. He stated that if anyone would like to review any of the documents, they are on file in the Borough Clerk's Office. There were no questions on the following communications on record:

- Letter from Mayor Taylor regarding his absence from the Borough on 9/12
- Letter from Mayor Taylor regarding his absence from the Borough on 8/23-26
- Letter from resident Carol Baldino regarding thanking Pool Manager Frank Newman for a wonderful summer at the Municipal Pool
- Notice of Ordinance Introduction, Twp. of Hanover, Ch. 95, Land Use
- Invitation to the Morris County 9/11 Candlelight Vigil on September 9

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## MINUTES FOR APPROVAL:

Councilman Gemershausen made a motion to approve the following meeting minutes:

- Minutes of the September 6, 2018 Regular Meeting

The motion was seconded by Councilman Zuckerman

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	5			1	

## ORDINANCES FOR SECOND READING

### ➤ # 18-18 An Ordinance to Provide for Capital Project – Dump Truck

Councilman Carpenter read a summary of Ordinance # 18-18 and moved for its adoption. He stated that the Ordinance was introduced and passed on first reading at a regular meeting of the Borough Council held on September 6, 2018 as follows:

**BOROUGH OF FLORHAM PARK  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE # 18-18**

**AN ORDINANCE TO PROVIDE FOR DUMP TRUCK FOR THE WATER UTILITY OF THE  
BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND PROVIDE FOR THE FUNDING  
THEREOF**

Mayor Taylor asked Borough Clerk Sheila Williams to read a summary of the legal notice.

Borough Clerk Sheila Williams read a summary of the legal notice and stated that the Ordinance had been published as required by law, posted on the bulletin board in Borough Hall and that copies had been made available to members of the general public desiring same.

Mayor Taylor opened the meeting to the public on the Ordinance and stated that any taxpayer of the Borough of Florham Park or any interested persons could be heard.

Seeing no members of the public who wished to be heard, he closed the meeting to the public.

Councilman Carpenter read the following resolution and moved its adoption:

RESOLVED, that the Ordinance, as read by title, on second reading, at this Regular meeting, be adopted and finally passed.

The motion was seconded by Councilman Zuckerman

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Zuckerman	X				
Michalowski	X				
Total	5			1	

Mayor Taylor declared that the Ordinance was finally adopted and asked the Borough Clerk to print the notice of adoption in the proper places.

➤ # 18-19 An Ordinance to Establish Service Charges for the Water Utility

Councilman Michalowski read a summary of Ordinance # 18-19 and moved for its adoption. He stated that the Ordinance was introduced and passed on first reading at a regular meeting of the Borough Council held on September 6, 2018 as follows:

**BOROUGH OF FLORHAM PARK  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE # 18-19**

**AN ORDINANCE ESTABLISHING THE SCHEDULE OF SERVICE CHARGES FOR THE  
FLORHAM PARK WATER UTILITY, BOROUGH OF FLORHAM PARK**

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Zuckerman	X				
Michalowski	X				
Total	5			1	

Mayor Taylor asked Borough Clerk Sheila Williams to read a summary of the legal notice.

Borough Clerk Sheila Williams read a summary of the legal notice and stated that the Ordinance had been published as required by law, posted on the bulletin board in Borough Hall and that copies had been made available to members of the general public desiring same.

Mayor Taylor opened the meeting to the public on the Ordinance and stated that any taxpayer of the Borough of Florham Park or any interested persons could be heard.

Seeing no members of the public who wished to be heard, he closed the meeting to the public.

Councilman Michalowski read the following resolution and moved its adoption:

**RESOLVED**, that the Ordinance, as read by title, on second reading, at this Regular meeting, be adopted and finally passed.

The motion was seconded by Councilman Zuckerman

**Roll Call Vote:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Zuckerman	X				
Michalowski	X				
Total	5			1	

Mayor Taylor declared that the Ordinance was finally adopted and asked the Borough Clerk to print the notice of adoption in the proper places.

**ORDINANCES FOR FIRST READING**

**# 18-20 Amending Zoning to Create Mandatory Housing Set-Aside on Multi-Family Residential Development**

**\*\*Council President Cefolo-Pane recused herself with regard to this Ordinance and left the dais.**



Councilman Carpenter read Ordinance # 18-20 by title as follows and moved for adoption on First Reading:

**BOROUGH OF FLORHAM PARK  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE # 18-20**

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK IN ORDER TO CREATE A MANDATORY AFFORDABLE HOUSING SET-ASIDE ON MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

The motion was seconded by Councilman Zuckerman

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane					Recused
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	4			1	

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this regular meeting held on September 20, 2018. He further stated that the Council would consider this ordinance for a second reading and final passage on October 18, 2018 at 6:30 p.m. prevailing time in the Municipal Building. He asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilman Carpenter moved for approval of the Ordinance on first reading, seconded by Councilman Zuckerman.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane					Recused
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	4			1	

## # 18-21 Amending Sections 250-56 & 58, Zoning

**\*\*Council President Cefolo-Pane recused herself with regard to this Ordinance and left the dais.**

Councilman Carpenter read Ordinance # 18-21 by title as follows and moved for adoption on First Reading:

**BOROUGH OF FLORHAM PARK  
COUNTY OF MORRIS  
STATE OF NEW JERSEY  
ORDINANCE # 18-21**

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTIONS 250-56 AND 250-58 OF THE ZONING**

The motion was seconded by Councilman Zuckerman

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane					Recused
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	4			1	1

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this regular meeting held on September 20, 2018. He further stated that the Council would consider this ordinance for a second reading and final passage on October 18, 2018 at 6:30 p.m. prevailing time in the Municipal Building. He asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilman Carpenter moved for approval of the Ordinance on first reading, seconded by Councilman Zuckerman.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane					Recused
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	4			1	1

# 18-22 Establishing Section 250-14.3 entitled Accessory Apartments

Council President Cefolo-Pane Made a motion to table Ordinance # 18-22. She stated the zoning officer brought some matters to the Council's attention that need to be addressed before the Ordinance can be introduced.

The motion was seconded by Councilman Carpenter.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	5			1	

Payment of Vouchers:

Councilman Zuckerman read a summary of the current bills list and made a motion to approve it in the amount \$224,613.52. The motion was seconded by Councilman Carpenter.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Cefolo-Pane	X				
Germershausen	X				
Carpenter	X				
Malone				X	
Michalowski	X				
Zuckerman	X				
Total	5			1	

## PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting to the Public at 7:40 p.m.

### John Winters, 32 Brooklake Road

- Mr. Winters asked if Ordinance #18-21 had anything to do with building height Ordinance; what is that about?

Mayor Taylor stated the Ordinance was related to COAH.

Mayor Taylor thanked Mr. Winters for coming in.

Mayor Taylor stated he asked Joe Bell to prepare an Ordinance to prohibit the sale of Marijuana for the work session on October 4. Other towns in Morris County are doing it as well. He asked that the Council review the Ordinance for discussion.

## EXECUTIVE SESSION RESOLUTION:

Council President Cefolo-Pane made a motion to approve Resolution # 18-115 to enter into Executive Session at 6:45p.m. The motion was seconded by Councilman Zuckerman. All Council in Favor. At 6:45 p.m. the Governing Body entered into Executive Session.

Council entered back into Open Session at 7:15 p.m.

## ADJOURNMENT:

It was regularly moved by Councilman Malone and seconded by Councilman Germershausen that the meeting be adjourned at 7:15 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.  
Borough Clerk  
October 3, 2018