



**Borough of Florham Park
Borough Council Meeting Minutes
October 22, 2020
Held Via Zoom**

Mayor Taylor called the Regular Meeting of the Borough Council to order at 6:30 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 within the guidelines for public meetings by the State of NJ during the Pandemic. Information on how to access the meeting, which was previously advertised at the beginning of the year in the annual legal notice, were provided to the public regarding in accordance with State guidelines.

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

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

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

Pledge of Allegiance:

Mayor Taylor led the Salute to the Flag.

Opening Statement by Mayor Taylor:

Mayor Taylor stated that the meeting was being recorded; therefore, anyone who did not wish to participate could elect to drop off at any time.

Mayor Taylor asked the Borough Clerk if the requirements of the Open Public Meetings act had been met. Mrs. Williams stated the Borough was in compliance with the requirements.

MINUTES FOR APPROVAL

Mayor Taylor asked for a motion to approve the following meeting minutes:

- Minutes of the September 24, 2020 Regular Meeting
- Minutes of the October 8, 2020 Work Session

Councilman Zuckerman made a motion to approve the minutes as stated above.

The motion was seconded by Council President Malone

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				Abstain 10/8
Carpenter	X				
Zuckerman	X				
Santoro	X				Abstain 10/8
Total	6				

APPOINTMENTS

FLORHAM PARK FIRE DEPARTMENT:

Councilman Carpenter made a motion to appoint Marco Frasso as a regular Firefighter in the Florham Park Fire Department effective immediately.

The motion was seconded by Councilman Zuckerman.

Roll Call Vote:

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

Eagle Scout Project

Mayor Taylor indicated that Connor Bender was in attendance to discuss his Eagle Scout Project. He thanked everyone who came out to the site last week. Connor gave everyone an update on what was happening. He stated that over the weekend that he and Mr. Brian Bill went out to the site and surveyed and plotted the course on the map. It has been updated on his proposal that he emailed to everyone. The trail is going to be 1/3 of a mile. It avoids all obstacles, only uses flat lands and also avoids the old tree; all natural hazards will be avoided. Mr. Bill used his drone to take aerial shots, which are included in the updated proposal that everyone should have. Everything is running smoothly and gathered a good amount of information last weekend.

Mayor Taylor thanked Connor for the update. Mayor Taylor stated he knows there were some concerns over the barbed wire located in the rear of property.

The trail would not lead down there, although Connor did say he would try to clean some of that up with his crew. We could probably ask the DPW to put some wood chips there.

Council President Malone stated his concern is still the issue of deceleration there. Maybe we could consider prohibiting a left turn there when heading East on Brooklake Road.

Councilman Carpenter stated that Borough Engineer Mike Sgaramella had some suggestions to make that turn safer, which I will discuss during my update.

Mayor Taylor thanked Connor Bender for attending and stated he would get in touch with him shortly.

Brian Bill stated that he had a concern about the bow hunting for deer management. While walking the trail we came upon a gentleman that was actually in the tree on a stand. If the project goes through, a lot more public will have access to the property. I think this may be dangerous.

Mayor Taylor stated he would talk to Mr. Bill about this offline. He thanked them both again for coming in.

Mayor Taylor stated the Thirsty Turtle would like to occupy a vacant part of the current building that they are in, where the Hardware Store used to be to give them some additional seating. It will only be temporary during the pandemic. Council agreed and had no problem with it as long as the landlord and tenant agree.

Mr. Bell stated we should probably take a roll call.

Mayor Taylor made a motion to approve a temporary 1800 square feet of restaurant space adjacent to the building, which was formerly the hardware store.

The motion was seconded by Councilman Carpenter.

Roll Call Vote:

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

BOROUGH COUNCIL PORTFOLIO UPDATES:

Council President Malone provided the following report:

Finance:

- Patrice Visco has indicated that budget meetings have started with meetings going on with the Borough Administrator, Department Heads and Liaisons.
- Florham Park is eligible for 137,000 worth of COVID-19 expense reimbursements under the Local Government Emergency Fund Act.
- Patrice will be having a note sale next week. These notes are from 2019 coming due November 14. These Notes are from 2017 & 2018 Sewer/Water Ordinances. There is no new borrowing at this time.
- Council President Malone noted that DPW will be purchasing a new air compressor using monies from surplus equipment of the DPW and Police. He suggested instead of the monies coming back into the Borough's coffers, they could use the money to purchase some tangible equipment.

Recreation:

Council President Malone thanked Bill Huyler and John Timmons for the installation of the new signage at the Briarwood/Stobaeus trail.

Council President Malone deferred to John Timmons for a Recreation update.

Director John Timmons stated:

- Fall sports are in full swing; cheerleading, soccer and football. Lacrosse teams are also holding practices on Wednesdays. There is a lot of activity around the Borough, especially on the new tennis and basketball courts.
- We are in talks with the Board of Education with regard to our winter Recreation Basketball program. It is being discussed; not sure we will have access to the gyms or not. They will let us know when they make a decision.
- Working with PBA on October 30th for Safe Night Out; two drive in movies.

Councilman Germershausen provided the following report:

Historic Preservation Commission:

- Nothing to report. The Commission is planning on having a meeting in November.
- Mr. Germershausen noted there is a new bench at Germershausen Park.
- Mayor Taylor stated that the bench was put there by the Environmental Commission

Councilwoman Cefolo-Pane provided the following report:

Planning Board:

- A Planning Board Meeting was held this week and there is also a meeting next week. This week we had Life Care Services come in with an application for Delaney at the Green. It is for Senior Housing; 128 independent units, 58 assisted living units and 38 memory care units. The applicant provided floor plans with the layout. Independent units will be similar to apartments and will have dining and transportation options. There is also a fitness facility and an outdoor courtyard area. Assisted living has other options such as assistance taking medication as well as dressing and bathing, etc. They have their own courtyard. The memory care unit is for individuals with Dementia and Alzheimers. The unit is self-contained and has its own courtyard. They indicated they hire emergency ambulance service for residents; however, if it is a life- threatening emergency they will call 911. They also have a nurse on Staff. The Board made a made a motion to have the Board attorney draft a positive Resolution approving it and it will be on the agenda on 10/26.

Construction Department:

- Kevin Guilfoyle provided the following information:
 - ❖ Total of 32 Certificates
 - ❖ 19 CO's
 - ❖ 11 Certificates of Approval
 - ❖ 2 Temporary CO's

- We are ahead of the record this year compared to last year.

Councilman Carpenter provided the following report:

Engineering Department:

- Columbia/Hanover Intersection Project- Still waiting for new powder coated posts and traffic signal equipment. We are told that it's weeks away and not months.
- County Contractor has completed milling and paving and striping of Columbia from James Street to Livingston town line.
- A Pre-Construction Meeting was held earlier this week for the Lower Park Street project. Contractor will begin stakeout next week and construction the following week.
- Kayla Kaplan, Mike Smith and I laid out the sight distance at the Fishbrook Park driveway. It will necessitate the removal of 4 trees of which 3 are dead, and will require removal of brush and periodic mowing to keep brush from impeding driver sight distance. The parking lot was preliminarily laid out to accommodate 10 vehicles. It will require the removal of 2-3 small trees, rough grading with a bulldozer, and the installation of 6" of Quarry Processed Stone. DPW can perform the tree and brush removal and will have to schedule the periodic maintenance of the sight distance. The re-grading and the stone placement to create the parking lot will require approximately \$8,000 in funding.

Department of Public Works:

- DPW got their new pick-up truck and a new bobcat that will allow for better landscaping and snow removal.
- Leaf season is well underway. They have already covered the entire Borough once.
- DPW has added additional signage at various places in the Borough.
- Auction funds for surplus equipment will go toward replacing a compressor.
- The DPW breakroom is being refurbished.
- They are looking into a paperless system to track inventory parts and repair.
- Regarding recycling there has been a tremendous positive response regarding the e-waste box that was placed there. The service has been offered for six months and the box gets billed about once per month.
- The replacement of the recycling compactor has been put on hold until 2021.

Police Department:

- The Police Department will hold two drive-in movies for Safe Night out on October 30 at 8 Vreeland Road.
- The Police Department will not be participating in “*No Shave November*” this year due to the necessity of wearing masks due to COVID-19.

Fire Department:

- Fire Department picked up one new member; however, the Department is still in the negative from last year.
- Jim Fonzino retired recently and the goal is to ultimately replace him with the Fire Chief who will be taking on the responsibilities once he is qualified.

First Aid Squad:

- A meeting will be held with the Squad next week to discuss their operations going forward.
- On a sad note, Mike Moore, a 20 year volunteer has retired and will be moving away.
-

Councilman Zuckerman provided the following report:

Board of Education:

- The Board of Education held a meeting on Monday, where the Superintendent stated that one student tested positive for COVID-19. Proper protocol has been taken.
- Alita Thomas has resigned from the Board of Education. She is moving out of town. We wished her well.

Environmental Commission:

- The next meeting of the Commission is Tuesday, October 27 at 7:30 p.m. which will be held remotely.

Municipal Pool:

- Bills are still coming in. We will be paying one tonight for \$1,274 and we still are waiting for an electric bill. The bills will change the bottom line for the Pool
- John Timmons and I have been working on the Pool budget for the 2021 season.

Councilwoman Santoro provided the following report:

Water Utility:

- Well Rehabilitation and Transmission Project- Minor NJDEP comments have been received and are being addressed by the Borough's Design Consultant Mott MacDonald. We have finally come to a verbal agreement on the final design of the interconnection with NJAW on the ASCO property. The interconnection will remain, however, the hot box is eliminated producing a significant savings not only for the hot box itself, but also the 1,200 LF electric service that would've had to been dug to the hotbox. There will now be a simple meter pit just like other Borough interconnections. Borough's Design Consultant has completed the Transmission line drawings and submit to NJDEP Bureau of Water Systems and Engineering, ASCO, and the Borough.
- Water Tank Rehabilitation Design Project- After working with our Borough Water consultant over the past 6 months to develop specifications and coordinate with cell carriers, the main stumbling block was that the carriers demanded that the Borough pay for the relocation of the cellular carrier equipment on the tanks. Over the past 2 months, we have been working with Utility Services Co., Inc. who specializes in the repair and maintenance of Water Storage tanks. They have done an exterior drone inspection and an internal robot inspection to each of the Borough's two water tanks. We have received preliminary information regarding the tanks. The interiors are in sufficient condition, while the exteriors exhibit typical environmental staining as well as manganese staining and slight surface rust. Structurally, the tanks are fine. However, they need to be painted. Utility Services Co. has experience dealing with cellular carriers. I've asked them to document any deficiencies due to the installation of cell carrier equipment to gain some leverage with the carriers. Utility Services Co. will be submitting a Conditions Assessment Report tomorrow, and will present a proposal for a Contract Maintenance Program at the meeting in which the CFO will attend. Instead of bonding for tank maintenance every 20 years, the Borough may be able to cover cost of tank maintenance via Operating funds, but will have to enter into a long term maintenance contract. In the long term, this can reduce maintenance costs and provide a longer tank service life. Their preliminary assessment is that all of the cell carrier cable trays and equipment will have to be removed in order to sandblast and re-paint the tanks. A temporary cellular tower will have to be built at each site, and permanent corral support system will have to be constructed. With the help of this Consultant and our Legal Team, the carriers will have to pay for the relocation of their equipment. I will forward proposal once I

receive. This negotiation process with the cellular carriers may take some time and will likely delay painting of tanks.

- Water sampling has not been disrupted, and continues as normal.
- Daily and Weekly Duties completed.

- **Sewer Utility:**
- The SCADA upgrade project continues. Received quote from Vendor for system coordination to incorporate flow meter data from the Rockefeller Pump Station on Elm Street into the SCADA system. Rockefeller has given permission to access and install equipment.
- Working with Contractor to replace the Sun Valley pumps. Pump #1 of 2 is near completion.
- Jet Truck broke down and is in for repairs at C&L Towing.
- Sewer Staff did the following over the past two weeks:
- Changed low level float at Pinchbrook pump station
- Installed anchor to hold floats in wetwell at Pinchbrook
- Replace belts on air compressors in Daf #1 and #2
- Changed oil on air compressors in Daf #1,2
- Repair polymer pump in Daf #1
- Repaired the grit shoot on the grit building
- Painted exterior Brooklake Pump station
- Extensive outdoor painting at Sewer plant
- Changed rotometer for chemical feed water in Chemical building
- Daily and Weekly Duties completed.

Library Board of Trustees:

Nancy Shah outlined the following items at the meeting:

- The Library budget has received a 1.48 increase, bringing the library budget total just shy of \$1.2M
- The MAIN Bd. of Directors has extended fine free for all participating libraries until December 2020
- The MAIN added to new Members; Bernardsville Library and the Hunterdon Co. Library as well as some other NJ libraries
- Large Print Book section will be enlarged and they will be highlighting them on display

- Nintendo Switch games can be rented from the Library; very popular with parents/children
- The Library has added another digital resource which is brainfuse.com which offers free one on one tutoring, homework help, job search help and help with social services for Veterans
- Nancy Shah has reached out to the FP Eagle at the Request of Pat Chase regarding getting the publication online for residents. They are not technologically set up to offer access to the publication; however, if you are in the Library there is digital access available.

Board of Health

- The Board received a letter of resignation from member Michael Moore on 10/10
- Peter Kleban will take over as President
- Thomas Michalowski will fill the vacancy

ORDINANCES FOR PUBLIC HEARING-ADOPTION

20-16 Establishing a Self-Insurance Fund for Employee Health Benefits

Council President Malone read a summary of Ordinance #20-16 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 24, 2020 as follows:

BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 20-16
AN ORDINANCE AUTHORIZING AND ESTABLISHING A SELF-INSURANCE
PLAN AND FUND FOR EMPLOYEE HEALTH BENEFITS AND CREATING A
BOARD OF FUND COMMISSIONERS AS REQUIRED BY LAW

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, Mayor Taylor closed the meeting to the Public.

Council President Malone 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 Germershausen

Roll Call Vote:

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

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

20-17 Resolution Providing for General Capital Projects for HVAC System

Council President Malone read a summary of Ordinance # 20-17 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 24, 2020 as follows:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 20-17**

**AN ORDINANCE TO PROVIDE FOR GENERAL CAPITAL PROJECTS
ENUMERATED WITHIN FOR THE BOROUGH OF FLORHAM PARK,
COUNTY OF MORRIS AND TO PROVIDE FOR THE FUNDING THEREOF**

Roll Call Vote:

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

Council President Malone stated that the above Ordinance was introduced and read by title at this Council meeting held on October 22, 2020. He further stated that the Council would consider this Ordinance for a second reading and final passage on November 19, 2020 at 6:30 p.m. prevailing time via a Remotely held Zoom meeting. He asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Council President Malone moved for approval of the Ordinance on first reading.

The motion was seconded by Councilman Carpenter.

Roll Call Vote:

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

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

ORDINANCE FOR INTRODUCTION - FIRST READING:

An Ordinance to Establish Salaries & Wages for Non-Union, Full Time Employees

Council President Malone read Ordinance # 20-18 by title as follows and moved for adoption on First Reading:

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

**AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR NON-UNION FULL
TIME EMPLOYEES OF THE BOROUGH OF FLORHAM PARK FOR 2020
A BOARD OF FUND COMMISSIONERS AS REQUIRED BY LAW**

Roll Call Vote:

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

Council President Malone stated that the above Ordinance was introduced and read by title at this Council meeting held October 22, 2020. He further stated that the Council would consider this Ordinance for a second reading and final passage on November 19, 2020 at 6:30 p.m. prevailing time via a Remote Zoom meeting. He asked the Borough Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Council President Malone moved for approval of the Ordinance on first reading.

The motion was seconded by Councilman Germershausen

Roll Call Vote:

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

CONSENT AGENDA –RESOLUTIONS FOR APPROVAL

Council President Malone made a motion to approve the presented Resolutions via a single motion of the Council. He asked the Borough Clerk to read the Resolutions into the record. All Resolutions listed below are appended hereto.

- # 20-127 Authorizing a Full Property Tax Exemption for Veteran Resident Ronald A. Bauer
- # 20-128 Authorizing the 2020 Morris Co. Hazard Mitigation Plan
- # 20-129 Authorizing Release of a Restoration Bond, Hanover Road Capital 2, LLC
- # 20-130 Authorizing a Chapter 159 for an Office of Emergency Management EMAA Grant
- # 20-131 Authorizing a Bid Award to National Metering Services Inc, for Installation of New Water Meters
- # 20-132 Establishing Rules of Conduct & Decorum for Public Meetings
- # 20-133 Authorizing Affordability Assistance Policies & Procedures Manual
- # 20-134 Authorizing a Refund of Redemption Monies to Outside Lien Holder

The motion was seconded by Councilwoman Santoro

Roll Call Vote:

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

PAYMENT OF VOUCHERS:

Council President Malone read a summary of the current bills list and made a motion to approve it in the amount \$546,972.08. The motion was seconded by Councilman Zuckerman.

Roll Call Vote:

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

PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting to the public.

The following members of the public wished to be heard:

John Winters, 32 Brooklake Road

Mr. Winters had the following questions/comments:

Regarding Resolution # 20-133 on the Consent Agenda – The policy and procedure manual is for what purpose?

Mayor Taylor stated that it is an update to our Affordable Housing Plan. We will have to do another one in 2023.

Regarding Resolution #20-132 I was wondering about that? Our meetings are generally pleasant do we need Rules of Decorum?

Mayor – This Resolution was done per a newly enacted Executive Order by Governor Murphy with regard to how to hold remote public meetings. It provides rules of order for an adequate meeting under remote meeting conditions.

Borough Clerk Sheila Williams explained the new rules under the Open Public Meetings Act during COVID remote meetings.

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

ADJOURNMENT:

It was regularly moved by Councilman Zuckerman and seconded by Councilwoman Cefolo-Pane that the meeting be adjourned at 7:25 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
November 18, 2020