



**Borough of Florham Park  
Borough Council Meeting Minutes  
November 19, 2020  
Held Via Zoom**

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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 October 22, 2020 Regular Meeting
- Minutes of the November 5, 2020 Work Session

Council President Malone made a motion to approve the minutes as stated above.

The motion was seconded by Councilman Zuckerman

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 are ongoing with the Borough Administrator, Department Heads and Liaisons.

### **Recreation:**

- Fall sports winding down; always concerns about the virus with regard to sports.

**Councilman Germershausen provided the following report:**

### **Historic Preservation Commission:**

- A meeting was held this past Tuesday. Chair Suzanne Herold thanked Mark Burrows for filming a virtual tour of the Little Red Schoolhouse.
- Commission applied to the State for a Grant; we are still waiting for notification on that. We closed out another Grant that we already received.
- We are continuing to work on the headstones at Hancock Cemetery.

**Councilwoman Cefolo-Pane provided the following report:**

### **Seniors/AARP:**

- The AARP held their monthly ZOOM meeting this past Tuesday; they usually get 15-20 participants.

### **Planning Board:**

- The last Planning Board Meeting we heard the application for the Veterinary Center of Morris. It has not been finalized yet and will be on the agenda for 11/23.

### **Construction Department:**

- Kevin Guilfoyle stated that the construction office is very busy. The Pulte project is very busy and they are full speed ahead every day with inspections.
- 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 is weeks away and not months.
- Lower Park Street project- Latest update is that stake-out of curb will be next week, construction to start week after Thanksgiving.
- Kayla Kaplan continues to work on the design of improvements for Briarwood Road which will be part of the Ridgedale/Briarwood intersection project that we received a NJDOT grant.

**Department of Public Works:**

- Leaf Collection has been completed twice
- The breakroom renovation has been completed
- Brooklake & Ridgedale School beacons have been installed
- Elm Street lighted speed limit sign has been replaced
- A new compressor was ordered.

**Police Department:**

- The Police Department has been conducting high visibility controls throughout the night shift to prevent residents from being victims of vehicle thefts and burglaries.
- 3 officers are currently in COVID quarantine.

**Fire Department:**

- Fire Department will still be decorating the firehouses this December; however, due to COVID restrictions the contest has been called off.
- Elections are ongoing; some challenges to the positions.

**First Aid Squad:**

- A conference call will be held next week with regard to First Aid State certification

**Councilman Zuckerman provided the following report:**

**Board of Education:**

- Ridgedale School has been closed since October 10 through today due to the virus; virtual learning has been going on during this period.
- A COVID case was reported at Brooklake School; school continues to monitor students and teachers for any issues with regard to the virus.

**Environmental Commission:**

- The Commission tentatively approved two Eagle Scout projects for Spring Garden Lake beginning in 2021.
- The Commission reviewed and approved their budget for 2021.
- Also looking to have some new projects to work on in 2021 as well.

**Municipal Pool:**

- John Timmons and I have been working on the Pool budget for the 2021 season with a couple of different options. The pool will either be open fully or will be similar to this year, which was a very revised schedule. We will see how that goes.

**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 be 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 auto-mailer went out with a revamped layout. She hopes residents will be please with it.
- Some tech updates such a new computers and printers and work stations for the staff and patrons. Also a new time management system that will be placed on all computers that the patrons use and well help enforce usage time limits.
- There have been some changes to M.A.I.N., our overseeing Library Commission will be launching a new app that will be customized with the towns logo an images. The Library Director is pleased with the pilot version that she has seen.
- If a shutdown does occur, Nancy and the Library Board will address it as it happens.

### Board of Health:

- 2021 Meetings have been confirmed and will be going out for Public Notice.
- Long-term care facilities in Florham Park have been doing well and have been in constant communication with our public healthcare nurses.
- Just something for your FYI, students who test positive at FDU are counted in our local COVID numbers.
- We were informed that COVID 19 is not protected by HIPPA. Cases can be reported without patient authorization or consent.

Mayor Taylor thanked everyone for their reports. He stated he needed an answer from Council on whether they agree to let Connor Bender proceed with his Eagle Scout project at Fishbrook Park. The Council agreed to let Connor move forward with his project. All in favor.

## ORDINANCES FOR PUBLIC HEARING-ADOPTION

### Ordinance # 20-18 Establishing Salaries & Wages

Council President Malone read a summary of Ordinance #20-18 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 October 22, 2020 as follows:

**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**

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 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:**

**Ordinance # 20-19**

**An Ordinance to Provide for Title 39 Enforcement, 86 Park Avenue**

Councilman Carpenter read Ordinance # 20-19 by title as follows and moved for adoption on First Reading.

**BOROUGH OF FLORHAM PARK  
COUNTY OF MORRIS, STATE OF NEW JERSEY  
ORDINANCE # 20-19**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO PROVIDE FOR THE ENFORCEMENT OF N.J.S.A. 39-1 et seq (MOTOR VEHICLE AND TRAFFIC REGULATION) ON CERTAIN PRIVATE PROPERTY KNOWN AS PULTE HOMES OF NEW JERSEY, COMMONLY REFERRED TO AS 86 PARK AVENUE AND FORMALLY IDENTIFIED AS BLOCK 1401, LOT 1.06 ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF FLORHAM PARK**

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				

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this Council meeting held November 19, 2020. He further stated that the Council would consider this Ordinance for a second reading and final passage on December 10, 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.

Councilman Carpenter 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				

**Ordinance # 20-20**

**An Ordinance to Amend Fees for Subdivision and Site-Plan Review**

Councilwoman Cefolo-Pane read Ordinance # 20-20 by title as follows and moved for adoption on First Reading.

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

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE  
BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF  
NEW JERSEY, AMENDING FEES SET FORTH IN CHAPTER 212 “SUBDIVISION  
AND SITE PLAN REVIEW” OF THE CODE OF THE BOROUGH OF FLORHAM  
PARK**

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				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this Council meeting held November 19, 2020. She further stated that the Council would consider this Ordinance for a second reading and final passage on December 10, 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.

Councilwoman Cefolo-Pane 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				

**Ordinance # 20-21**

**An Ordinance Amending Chapter 213, Stormwater Management Controls & Requirements**

Councilman Carpenter read Ordinance # 20-21 by title as follows and moved for adoption on First Reading.

**BOROUGH OF FLORHAM PARK,  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE # 20-21**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE  
BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW  
JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 213 OF THE BOROUGH  
OF FLORHAM PARK ENTITLED “STORMWATER MANAGEMENT  
REQUIREMENTS AND CONTROLS”**

The motion was seconded by Councilman Zuckerman

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

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this Council meeting held November 19, 2020. He further stated that the Council would consider this Ordinance for a second reading and final passage on December 10, 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.

Councilman Carpenter 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				

**Ordinance # 20-22**

**Ordinance Establishing Residential Fees for Six(6) Residential Homes on Park Street**

Councilman Carpenter read Ordinance # 20-22 by title as follows and moved for adoption on First Reading.

**BOROUGH OF FLORHAM PARK,  
MORRIS COUNTY, NEW JERSEY  
ORDINANCE # 20-22**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, ESTABLISHING SEWER CONNECTION PROCEDURES AND FEES FOR THE RESIDENTS OF PARK STREET**

The motion was seconded by Councilwoman Santoro.

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

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this Council meeting held November 19, 2020. He further stated that the Council would consider this Ordinance for a second reading and final passage on December 10, 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.

Councilman Carpenter moved for approval of the Ordinance on first reading.

The motion was seconded by Council President Malone

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.

- # 20-138 Authorizing appointment of a Senior Accounts Clerk
- # 20-139 Authorizing Appointment of a PT Fire Sub Code Official
- # 20-140 Authorizing a Bid Award for Spring Garden Lake Improvements
- # 20-141 Authorizing an Agreement with Sensus USA Inc. for Water Meters

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				

## PAYMENT OF VOUCHERS:

Council President Malone read a summary of the current bills list and made a motion to approve it in the amount \$334,180.12. 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:

Mr. Winters asked if we are on schedule for the property tax payments for the quarter?  
CFO Patrice Visco stated that the Borough is at a 95% collection rate.

Mr. Winters asked for a status on the ASCO property.

Mayor Taylor stated that he recently spoke to Attorney John Inglesino. He is formulating a contract with a developer who will be named later. The contract should be signed within the next couple of weeks.

Mr. Winters wished everyone a safe and Happy Thanksgiving and thanked the Mayor and Council for their efforts during this pandemic.

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 Councilwoman Cefolo-Pane and seconded by Councilman Germershausen that the meeting be adjourned at 7:00 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.  
Borough Clerk  
December 10, 2020