



Florham Park Borough Council
Thursday, November 5, 2020
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 Carpenter	X	
Councilman Germershausen		X
Councilwoman Cefolo-Pane	X	
Councilman Malone	X	
Councilman Zuckerman	X	
Councilwoman Santoro	X	

Mayor Taylor asked the Clerk to enter into the minutes that the statutory requirements of RS 10:4-1, Open Public Meetings Act have been met.

COUNCIL PORTFOLIO UPDATES:

Council President Malone provided the following report:

Finance:

- CFO Patrice Visco indicated there was a note sale on October 28th for sewer and water BANS. The total amount issued was \$ 2,621,000. She received three bids and the winning bid was Bank of New York Mellon, Capital Markets with a low bid of 1.5% coupon and a premium of \$24,464.41 for a net interest cost of \$14,805.59. This is a very nice low rate.
- 2021 Budget process is underway and Bill Huyler and Patrice Visco will meet with the Finance Committee in early December and again in February 2021.

Council President Malone stated that Patrice Visco would like to give an update on the Best Practices Inventory list.

Ms. Visco stated that each year the Division of Local Government Services sends out a Best Practices Inventory to all Municipalities in NJ. It is basically to determine how well the Municipalities are abiding by the laws, the statutes and how they are implementing their fiscal operations. The list this year was composed of 60 questions, which are basically graded. Some of them are unscored. So that left 24 questions, and we received a positive grade on 21 questions. We had to receive more than 16 positive answers or it could have an impact on our funding.

Recreation:

Recreation Director John Timmons added the following items for discussion:

- We are looking at Rec Basketball. We were told by the Board of Education that there would be no gyms available to us. The facilities committee is going to meet again next month to see if we will be able to do any Rec basketball. We have been exploring options, although with COVID numbers going up it is not looking promising that we will have a season.
- We are currently planning Day Camp and making plans for spring sports. We are also planning out multiple scenarios for those things.

Councilwoman Cefolo-Pane provided the following report:

Planning Board:

- A Planning Board meeting was held on October 26 since we last met. We did the final approval for LCS, the long-term care facility. This for independent living, memory care, etc.
- Administrative approval for the barber shop. Lifestyle Barber studio. It will be in the old Jack Fineman building, where Viet Ai used to be.

Senior Citizens:

- AARP still holding Zoom meetings.
- Senior Citizens are not holding meetings. They are not going to have any meetings until further notice. They do not have a location to hold the meetings.
- Seniors had their outdoor lunch at the Community Center on October 7; approximately 25 Seniors attended.
- The filing deadline for the Senior Freeze forms was extended until December 21, 2020.
- Councilwoman Cefolo-Pane received a message from Senior Club President Paul Chase asking if there was any update on preferential consideration for Senior housing. Mayor Taylor stated that you cannot do it.

Councilman Carpenter provided the following report:

Fire Department:

- Work is being done at the Firehouse so the trucks will have minimal interaction with traffic. That work should be completed this week.
- We will continue with our annual Firehouse decorating contest. We will be interviewing potential judges for that contest shortly.

Florham Park First Aid Squad:

- A meeting was held with the First Aid Squad. They wanted to bring us up to speed on what they are doing. They are going to become State certified so they can hire their own per diem EMT people and start a billing program within their organization. This is in the early stages of planning.

Police Department:

- Safe Night out was a success. Also, there was no reported vandalism.
- The Department will be doing their in service training this weekend; there may be some noise on Brooklake Road.

Engineering:

- 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.
- Lower Park Street project set to begin in about two weeks.
- Kayla starting 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.

Councilman Zuckerman provided the following report:

Board of Education:

- Schools were closed November 5 & 6 for the Teacher's Convention.
- Brooklake and Ridgedale both had reports of cases of COVID. All protocols have been properly followed.
- Current enrollment is 970 students

- The Board approved five work order changes for their building and are currently working on their punch list.

Environmental Commission:

- The next meeting will be held on Tuesday, November 17, 2020 @ 7:30 p.m.

Municipal Pool:

- There are still some invoices coming in to be paid, so we haven't finalized the bottom line number yet.
- The Committee will be working with John Timmons to come up with a Plan A & B for the pool next season.

Councilwoman Kristen 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. The CFO, Water Superintendent, and I met with Utility Services Co. recently to review the Conditions Assessment Report for each tank and a proposal for a Contract Maintenance Program. The proposal has been forwarded to you and Bill for Council review. 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. 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.

Florham Park 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 has been installed and being tested. Once it runs for a week, then replacement of Pump #2 will commence.
- 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.

Florham Park Board of Health:

- A meeting is scheduled to be held via Zoom, Tuesday, November 10 at 7:00 p.m.

Florham Park Library:

- The Library Board will hold a meeting on Monday November 16th.

APPOINTMENTS:

Florham Park Fire Department:

Councilman Carpenter made a motion to appont Joshua Wood as a 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	5			1	

CONSENT AGENDA - RESOLUTIONS OF APPROVAL:

Council President Malone made a motion to approve the following Consent Agenda Resolutions.

- **# 20-135** Authorizing a Tax Lien Redemption for 239 Ridgedale Avenue
- **# 20-136** Authorizing Florham Park to Apply for a Government Emergency Grant Fund
- **# 20-137** Authorizing a 2020 Municipal Budget Transfer

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	5			1	

PAYMENT OF VOUCHERS:

Councilman Malone made a motion to pay vouchers in the amount of \$211,285.11. 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	5			1	

PRIVILEGE OF THE FLOOR

John Winters, 32 Brooklake Road

Mr. Winters thanked the DPW guys for helping to set up the Florham Park Community Center for the Election. They did a great job taping things out and moving things; very helpful and a proficient job by the DPW as usual.

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

Mayor Taylor asked if anyone had any other issues to discuss.

Administrator Bill Huyler stated that he received a sign request

We received a request from Rory Deluca for a development at 64 Ridgedale Avenue. He would like to have a 5x4 sign advertising home(s) that will be for sale. This will be a little larger than the 4x3 that meets code. The sign is tastefully done and they can keep it up for 30 days and can come back to the Council after that time if they require an extension.

Councilwoman Santoro stated she would rather see a picture of the Deveopment, not necessarily the Realtor.

Councilman Carpenter stated he had no issue with the sign as presented. He doesn't think the Council should get into what the signs should look like. It may be a bit arbitrary and capricious.

The Council approved the sign for 30 days and after that the Developer can come back and ask for permission for more time.

ADJOURNMENT:

On a motion made by Council President Malone and seconded by Councilwoman Santoro, the Work Session was adjourned by a unanimous vote at at 6:58 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
November 13, 2020