



**Borough of Florham Park
Borough Council Meeting Minutes
December 10, 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 November 19, 2020 Regular Meeting

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

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	

BOROUGH COUNCIL PORTFOLIO UPDATES:

Council President Malone provided the following report:

Finance:

- The Budget Committee will meet on Monday 12/14 to review an early draft of the 2021 budget.
- A self-insurance fiduciary committee meeting was held yesterday. The Borough moved to a self-insurance program at the beginning of this year. Little did we know that this would be a COVID-19 year. We are off to a good start. The goal was to provide seamless coverage and processes to Borough employees and I believe that has occurred. There have been claims and the claims have been paid. We established a trust that has remained solvent. We are off to a good start despite a global pandemic. In year one we may save some money and that will be put back into the trust and hopefully that will continue to grow for the benefit of those folks within the insurance pool.
- CFO Patrice Visco indicated that the local government emergency fund that she applied for was approved; a \$137,000 grant. The grant will offset 2 weeks of Payroll when Borough Hall was closed. We should receive this money this money in 2020 which is good news as well.

Recreation:

- Council President Malone stated the portable ice rink will be going up shortly. The Borough anticipates the rink getting some usage since passive recreation is up and hopefully the weather will get cold enough.
- The Recreation Committee is reviewing a request to convert the 60/90 large sided baseball field to an intermediate size 50/70 field.
- Many of us might have received notification on scholarship opportunities for Seniors, young girls and future leaders. It is \$10,000. It looked like a nice scholarship so I forwarded it to some of my contacts at Hanover Park HS and the Academy of St. Elizabeth.

Council President Malone asked Recreation Director John Timmons if he had anything to report on. Mr. Timmons stated:

- Tomorrow night we will hold a virtual tree lighting at the Gazebo at 6:00 p.m. Council members are invited to attend in person. If you do come, please bring a mask and practice social distancing. It will be broadcast through Facebook live. I am working on getting the information for that on our website.

- There will be a virtual Menorah Lighting at the Gazebo on 12/15 at 6:00 p.m. It is virtual; however, there may be a few people that show up. That will also be broadcast on Facebook Live as well.

Councilman Germershausen provided the following report:

Historic Preservation Commission:

- The virtual tour of the Little Red Schoolhouse will be on Facebook soon.
- Margaret Hickey submitted some photos to the County for one of our previous grants.

Councilwoman Cefolo-Pane provided the following report:

Seniors/AARP:

- Seniors Club still not holding any in person or Zoom meetings.
- The AARP still holding Zoom meetings on the 3rd Tuesday of each month

Planning Board:

- The Planning Board held a meeting on Monday night. The Veterinary Center applicaton did pass.

Gazebo Committee:

- The Chair of the Gazebo is looking to have a meeting soon to see what we might be planning for this summer. We probably need Joe Bell to help us modify our contracts again.

Construction Department:

Councilwoman Cefolo-Pane asked Construction Official Kevin Guilfoyle for an update. He provided the following information:

- In November we processed 75 permits – we also performed 518 inspections, and took in over \$60,000. Year to date we have taken in over \$900,000. Pulte continues to be the bulk of the inspections; over 100 CO's have been issued at Pulte site alone.
- Code Enforcement: continue to press all the shopping centers on their housekeeping issues; also home construction sites. We had an issue at one of the Jacobus sites. The Police found someone sleeping in their car in violation of their Resolution. No

summons was issued; however, we did issue a warning. Also addressed was the tractor trailers that were idling overnight.

Councilman Carpenter stated that he wanted to commend them for making the site so much better.

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- Project has been staked out. Contractor stated that they are starting today.
- Reviewing County's design for Briarwood/Ridgedale Intersection. Engineering generating plan that will attach to County plan covering scope of improvements and re-paving of Briarwood Road. A NJDOT grant was received for this project.

Police Department:

- 3 Officers had to quarantine due to possible COVID exposure; they are back without incident or issue
- The OEM office is in the middle of updating their emergency operation plan; required to be updated every 5 years
- Currently installing their 9-1-1 system

Fire Department:

- We have two new recruits in the process
- Department suspended all training due to increased COVID precautions
- Elections were held and the following were elected:
 - Paul McGann, Chief
 - Scott Carpenter, Deputy Chief
 - Steve Ballasone, Assistant Chief
 - Jon Young, Assistant Chief

First Aid Squad:

- Squad held their elections last month. The people who were elected were in charge during the first part of COVID; there will be some continuity there.
- I believe they are doing better with getting the shifts covered.

Councilman Zuckerman provided the following report:

Board of Education:

- Ridgedale Middle School was closed from December 4-15; used distanced learning
- Brooklake and Briarwood remain open; they are continuing on their hybrid schedule

Environmental Commission:

There was no meeting held in December; the next meeting will be held in January

Municipal Pool:

- The Pool Advisory Committee held two virtual meetings. The full Committee was present. There were a lot of ideas and suggestions for 2021 season.

Councilwoman Santoro was not in attendance; however, Mayor Taylor read the following report on her behalf.

Board of Health:

- COVID home test kits are available free of charge to Morris County Residents. They can be found on morriscountycovid19.org. The County is working on getting places set up to administer the COVID vaccines/

Mayor Taylor thanked everyone for their reports and stated we could move on to Ordinances for Public Hearing.

ORDINANCES FOR PUBLIC HEARING-ADOPTION

Ordinance # 20-19

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

Councilman Carpenter read a summary of Ordinance # 20-19 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 November 19, 2020 as follows:

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 140I, LOT 1.06 ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF FLORHAM PARK

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.

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.

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 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	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.

Ordinance # 20-20

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

Councilwoman Cefolo-Pane read a summary of Ordinance # 20-20 and moved for its adoption. She stated that the Ordinance was introduced and passed on first reading at a regular meeting of the Borough Council held on November 19, 2020 as follows:

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

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.

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.

Councilwoman Cefolo-Pane 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 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	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.

Ordinance # 20-21

An Ordinance Amending Chapter 213, Stormwater Management Controls & Requirements

Councilman Carpenter read a summary of Ordinance # 20-21 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 November 19, 2020 as follows:

**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”

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.

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.

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
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Zuckerman	X				
Santoro				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.

Ordinance # 20-22

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

Councilman Carpenter read a summary of Ordinance # 20-22 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 November 19, 2020 as follows:

**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**

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.

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.

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 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	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.

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.

- # 20-142 Authorizing Acceptance of Federal OEM Funds
- # 20-143 Authorizing Issuance of Limousine License Renewals for 2021
- # 20-144 Authorizing Issuance of Amusement/Recreation Licenses for 2021
- # 20-145 Authorizing the Appointment of Ira Cohen as Municipal Judge
- # 20-146 Authorizing the FPPD to Participate in the LESO Program
- # 20-147 Authorizing a Safety & Stabilization Bond Release to Rock-GW, LLC
- # 20-148 Authorizing a Performance Bond Release to Alfieri Florham Park, LLC
- # 20-149 Authorizing a Loan Pursuant to Affordability Assistance Program for Willie F. Brown and Christian D. Brown, 1 Hadley Place
- # 20-150 Authorizing Issuance of Amusement Device Licenses for 2021
- # 20-151 Authorizing Issuance of Towing Licenses for 2021
- # 20-152 Authorizing Issuance of Sidewalk Café Licenses or 2021
- # 20-153 Authorizing 2020 Salaries for Non-Union Full Time Employees
- # 20-154 Authorizing a Tax Lien Redemption to Park Finance II LLC
- # 20-155 Authorizing Cancellation of Tax Overpayments/Delinquent Accounts
- # 20-156 Authorizing a Budget Transfer between Municipal Appropriations
- # 20-157 Authorizing a Tax Lien Redemption to US Bank Cust/Actlien Holding

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	5			1	

PAYMENT OF VOUCHERS:

Council President Malone read a summary of the current bills list and made a motion to approve it in the amount \$637,668.51. 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:

Mayor Taylor opened the meeting to the public.

The following members of the public wished to be heard:

Ira Cohen, the newly appointed municipal judge was in attendance. He thanked the Mayor & Council in Florham Park for the confidence they have in him and will live up to

the standards set forth by Judge Troxel. He acknowledged Judge Troxel and the great job he did. He thanked them for the opportunity.

The Mayor and Council welcomed him and wished him luck.

John Winters, 32 Brooklake Road

Mr. Winters had the following questions/comments:

20-149 had question on Resolution; are those units affordable?

Mayor Taylor stated there are 425 units; 18 are affordable. The remaining 102, are in supportive housing which is part of our fair share housing. We get a bonus for that.

Mr. Winters thanked Mayor Taylor and wished everyone a Merry Christmas and a Happy New Year!

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

Administrator Bill Huyler:

Administrator Huyler received a sign request from Halo for Angels. They would like to put a sign on the Construction site across from Ridgedale Middle School. Mr. Huyler didn't think it would be allowed, as other builders would want to put their own advertisements at their sites or try to rent them out for advertising. They then asked if they could put it on the lawn of the Little Red Schoolhouse. Upon her insistence, I told her I would gladly take it to the Council for their decision. The signs are 2 ½ x 5 feet.

Council discussed it. Councilwoman Cefolo-Pane said we don't allow signs on Borough property, correct?

Mr. Huyler stated we do not.

The Council indicated they were not inclined to let Halos for Angels put their signs at the Little Red Schoolhouse. They would be allowed to advertise on the Borough's Electronic sign Board and utilize the Community TV channels.

ADJOURNMENT:

It was regularly moved by Councilman Zuckerman and seconded by Councilman Carpenter that the meeting be adjourned at 7:10 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
December 28, 2020