



**Florham Park Borough Council  
Thursday April 1, 2021  
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 Member	Present	Absent
Mayor Taylor	X	
Council President Santoro	X	Arrived 6:50 pm
Councilman Germershausen	X	
Councilwoman Cefolo-Pane	X	
Councilman Carpenter	X	
Councilman Malone		X
Councilman Zuckerman	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 Santoro provided the following report:

**Water Utility:**

- Well Rehabilitation and Transmission Project- Pressure tested NJAW's 10" DIP pipe that the Borough will be purchasing the rights from NJAW this past Saturday. This pipe runs from Ridgedale Avenue to the south side of the ASCO building. Unfortunately it did not hold pressure at an acceptable level. We are meeting with NJAW next week to discuss them performing leak detection on the pipe and confirmatory pressure testing prior to the Borough taking ownership. Plans have been forwarded to the Jets and Rockefeller, but no comments received. The Exxon Rehabilitation Project and the Water Main Transmission Project has been advertised for bid on May 6. A Pre-Bid meeting is scheduled for April 13.

- Water Meter replacement project- Notification Letters for those residents have been mailed. National Water Meter will be responsible for installing the 1,500 permanent residential meters. Residents who received the Notification Letter may now go to the National Water Meter internet portal or call the 800 number to sign up for a meter replacement.
- Water personnel repaired water main leak at 31 Florham Avenue last week and repaired curb box at 23 East Madison. Restored all areas where winter water main breaks occurred out of the roadway.
- Will inspect water main installation at the 64 Ridgedale development next week. Plan is to perform wet tap into existing 12" water main in Ridgedale Avenue.
- Water Tank Rehabilitation Design Project- T-Mobile submitted plans to replace and add antennas to the Spheroid. I forwarded request to the Borough Attorney to amend the lease to include requirements of Cellular Carriers to remove, temporarily support, participate in a permanent corral design and construction, and re-install their equipment when the Borough rehabilitates and paints their tanks. In addition Cellular carriers should now be subject to paying for technical reviews on our Towers. Spoke with Utility Services, a consulting firm that specializes in water towers, to perform a technical review of T-Mobile's plans to be paid by T-Mobile. Hopefully this model will be basis for other carriers.
- Daily and Weekly Duties completed.

### Sewer Utility:

- Joe Depasquale, Acting Plant Manager, passed the NJDEP S-3 Exam and is now eligible to become the Plant Manager for the Sewer Plant.
- Sewer Consultant presented a Draft Water Pollution Control Facility Evaluation Report which included Process Optimization recommendations, Plant upgrade evaluation, and Capital Improvement recommendations with costs for a Capital Improvement Plan. Staff and I are reviewing and will meet with Consultant in near future to finalize report.
- Carriagan Lane/Burnet Road Sewer and Sewer Pump Station project- Engineering Department obtained sewer invert elevations at each home so that Consultant can finalize their design. Information has been given to the Sewer Consultant to finish their design work.
- The Cured-In-Place pipe lining project at Spring Garden Lake is completed. Contractor will be back the week of 4/5 to perform landscape restoration along project areas.
- Ridgedale Pump Station- New pumps have been installed, and the electrical control panel is now in service.
- Sewer Staff did the following over the past two weeks:
  - Replaced grit blower motor

- Inspected sodium hypochlorite tanks and cleaned pressure relief valve off of tank #3
- Continued assembly of rotor paddles for replacement on oxidation ditch #2
- Repaired winter lawn damage at sewer plant and pump stations
- Reinforced carport support beams and began preparing ground for new shed
- Serviced and repaired lawn equipment
- Continued preventative and routine maintenance, as well as general operations
- Continued progress on SCADA system upgrade
- Elm Street Pump Station RTU installed and online. We now have access to an accurate flow meter via our iFix SCADA system.
- Performed all daily laboratory and operational duties

### Library Board of Trustees:

- The next Library Board meeting will be held on April 15<sup>th</sup>.

### Board of Health:

- Next meeting is in two weeks
- Updates regarding COVID 19 are updated frequently on the Borough website as things change

### 4th of July:

- Discussing fundraising for 2021; a substantial hit was taken on the fireworks deposit last year. Will be meeting to discuss the Parade.

Councilman Germershausen provided the following report:

### Board of County Commissioners:

- The County Commissioners held a meeting on March 24 to adopt their budget. No increase for 2021. They remain focused on providing services that the people have come to enjoy in Morris County.
- Next meeting scheduled for April 14

## Florham Park Gazebo Committee:

- Councilman Germershausen spoke to Chair Joe Jagiello and fundraising letters will be mailed out next week.

Councilwoman Cefolo-Pane provided the following report:

### Planning Board:

- A meeting was held on March 22.
- Board memorialized the approval of the Toll Brothers subdivision
- Celularity approval of a sign by Planning Board
- Preliminary and subdivision approval of land donation by Rock-GW
- Site plan waiver and some administrative approvals. One was for Playa Bowls, which was originally deemed incomplete. The plans were revised and it was approved.
- Also some changes in tenancy for law offices

### Senior Citizens:

- The Seniors are still not meeting
- The AARP continues to meet on the 3rd Tuesday of each month
- A Senior called to compliment our first responders for a call they made and was highly complimentary regarding our responders

### Historic Preservation Commission

- The Commission held a meeting on March 24<sup>th</sup> to discuss the grant. The application has been filed and the Commission will be looking for photos to share of the Little Red Schoolhouse on Facebook.

### Construction and Zoning:

Councilwoman Cefolo-Pane discussed the tree ordinance and some complaints regarding a site on Braidburn. Councilman Carpenter suggested posting permits at the sites to avoid questions.

Mayor Taylor, the Council and the Borough Engineer discussed the Brick Oven and their request to put a tent which would encroach on Borough property.

Mr. Sgaramella stated there are two Elm trees and one of them has a disease and the 2<sup>nd</sup> tree will get it as well. The two trees are on Borough property. What the Brick Oven is proposing will encroach on Borough property.

Mr. Huyler stated that they are already encroaching on Borough property. If we allow this we should ask for some type of indemnification and insurance.

Mayor Taylor asked if we can encroach on it given its historical significance. We would need to check that out.

Mr. Huyler stated that would have to be approved by the County.

The Council said there are a lot of things to figure out before they can approve it such as indemnification, insurance, approval of the County.

Mr. Bell said he would coordinate this with Mr. Huyler and provide advice at the next meeting.

Councilwoman Cefolo-Pane asked Mr. Guilfoyle to give a construction update.

- Mr. Guilfoyle stated they are very busy and did 518 inspections in March alone.

Councilman Carpenter provided the following report:

Department of Public Works:

- No report.

Police Department:

- Police Department is going to procure body cameras for their officers as mandated; limited grants available for this purpose.

Fire Department:

- No Report.

Engineering:

- Columbia/Hanover Intersection: Traffic Signal equipment installed at the intersection. Contractor running wires and making final connections and equipment installation in Control Box. Intersection turn-on likely week of

4/5. Once accepted by the County and Borough, the existing traffic signal equipment shall be removed and areas of pavement will be patched, and remaining sidewalks will be installed.

- Columbia/Park Street Intersection Improvement Project- Under final design. This project is slated to start in late Spring or Summer.
- Park Street (north)- All work is complete except for milling and paving, and some landscape restoration. Final milling and paving likely to occur week of 4/5 when winter surcharge pricing is removed from the asphalt. .
- Briarwood Road & Intersection Improvements- under final design. This project is scheduled to start late Spring or Summer with cost sharing from County and a grant from NJDOT.
- Morris County Co-Op Contractor has scheduled week of 4/12 to start curb replacement for the various roads which will be milled and paved later this Spring by the Morris County Co-Op paving company Schifano. Roads for 2021 include Smithfield, Deerfield, Crane, Forest, Sutton, Kice, Spring Valley, and Harvale.
- On 3/30, met with HVAC M & E Consultant EI Associates, on the 75% design submittal for the HVAC construction drawings for the Borough Hall. Focused on phasing the work and air quality. The phasing will include demolition in attic done at once, with Contractor to provide temporary HVAC to building during the installation of new equipment. Project likely to begin in September of this year when cooling and heating loads will not be high. Air quality improvements will include the installation of Bi-Polar Ionization Units and MERV #13 & #14 filters for equipment related to addressing future virus concerns. A decision was made to hire an independent Contractor to balance the system once installed, and not leave it to the installation Contractor to eliminate any conflict of interests.

### Florham Park First Aid Squad:

- They are using Atlantic Health to help with some of their voids and it is going okay according to their captain.

Councilman Zuckerman provided the following report:

### Board of Education:

- I attended two Zoom meetings of the Board. Things discussed were:
- In home vs. remote learning
- Budget Resolution passed; public hearing will be on April 24, 7:00 pm Briarwood School
- Discussed compensation adjustments for bus drivers, school nurses, and several changes approved for referendum.

Environmental Commission:

- The Commission reviewed the Facebook page which is being proposed.
- Held a virtual meeting with Princeton Hydro to go over the contract
- Updates given regarding Boy Scout projects

Municipal Pool:

- Post cards have been sent out to all residents; the response has been great
- Have not received any information from the State on the opening of the pool
- Mr. Timmons stated \$24,000 in registration revenue received so far; doing well
- Council President Santoro stated Hearthwood is not opening this year; possibly boost the attendance for the municipal pool

CONSENT AGENDA - RESOLUTIONS OF APPROVAL:

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

The Motion was seconded by Councilman Germershausen.

- # 21-59 Authorizing a Tax Lien Redemption, 38 Park St., Unit 10D
- # 21-60 Authorizing a Temporary 2021 Municipal Budget
- # 21-61 Authorizing the Hire of a Part-Time Plumbing Inspector

Roll Call Vote:

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

**APPOINTMENT – FLORHAM PARK FIRE DEPARTMENT:**

Councilman Carpenter made a motion to appoint Nicholas John as a Volunteer firefighter effective immediately.

The motion was seconded by Councilman Zuckerman.

Roll Call Vote:

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

**PAYMENT OF VOUCHERS:**

Council President Santoro made a motion to pay vouchers in the amount of \$237,265.79  
The motion was seconded by Councilman Carpenter.

Roll Call Vote:

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



John Winters, 32 Brooklake Road

Mr. Winters had the following questions comments:

- **Board of Education is the project on budget?**

Mr. Zuckerman stated that the costs of materials is prompting the change orders that are being put through. Because of the delays in getting materials, may push the time back.

- **Regarding the wells, what is the timeframe on the project?**

Mike Sgaramella said we will award it at the May meeting; project will start in June and is about a 7 month project. There will be two different contractors.

Concerned about using the Little Red Schoolhouse and letting someone use it; need to make sure we don't create a situation.

- **Regarding PSEG, I noticed some of the trucks are moving on the fast side. Could you possibly speak to Chief Orlando about that.**

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

**ADJOURNMENT:**

On a motion made by Councilman Carpenter and seconded by Councilman Zuckerman the Work Session was adjourned by a unanimous vote at at 7:15 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.  
Borough Clerk  
April 10, 2021