



**Borough of Florham Park
Borough Council Meeting Minutes
May 20, 2021
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 Santoro	X	
Councilman Germershausen		X
Councilwoman Cefolo-Pane	X	
Councilman Carpenter	X	
Councilman Malone	X	
Councilman Zuckerman	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 April 15, 2021 Regular Meeting
- Minutes of the May 6, 2021 Work Session

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

The motion was seconded by Councilwoman Cefolo-Pane

Roll Call Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Santoro	X				
Germershausen				X	
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X		X		Abstain from 5/6
Total	4		1	1	

Council Portfolio Updates:

Council President Kristen Santoro provided the following report:

Water Utility:

- Well Rehabilitation and Transmission Project- Continue to coordinate with NJAW to perform additional leak detection of 3,200 LF of water main from Ridgedale to ASCO. Plans have been forwarded to the Jets and Rockefeller, but no comments received. Both projects to be awarded at tonight's meeting at favorable costs.
- Water Meter replacement project- National Water Meter will be responsible for installing the 1,500 permanent residential meters. Approximately 370 meters have been replaced.
- Water Tank Rehabilitation Design Project- Working with Borough Attorney to revise Antenna leases to place burden of relocating their facilities when the Borough starts a Tank Rehabilitation Project. Updating leases will likely span over several months and could affect income.
- Water Department is reading meters, repaired two curb boxes along Cathedral damaged by PSE&G. Opened the pool and filter room, and all facilities at the pool are ready for public use. Witnessed and inspected lot service taps at Salvatore Court.
- 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. We have reviewed and submitted comments to the Consultant so that report may be finalized.
- Carriagan Lane/Burnet Road Sewer and Sewer Pump Station project- Project under final design. Once complete, a Treatment Works Approval will have to be permitted from the NJDEP.
- The Cured-In-Place pipe lining project at Spring Garden Lake is completed. Project closeout commencing.
- Sewer Staff did the following over the past two weeks:
 - Drained gravity filter #1, removed washwater pump, cleaned filter, installed temporary pump, and put back in service
 - Set up temporary lab in Main Pump Station during lab renovation
 - Lab demo completed and installation underway

- New sodium hypochlorite tanks installed and online
- Dug up driveway next to garage for overhead electric relocation
- Jetted
- Cubed
- Landscaping:
 - Soil and seeded ruts caused by pad and sidewalk construction
 - Planted new bushes
 - Mulched
- Maintenance:
 - Serviced all four sodium hypochlorite pumps
 - Changed belts on oxidation ditch rotor #1
 - Performed all necessary preventive maintenance work (greasing, oil changes, etc)
- All other daily operations and laboratory work performed by sewer department personnel

Board of Health:

- Received a letter from Health Officer Tom Cantisano regarding the current NJ Covid Trends continue to improve and numbers are dropping.

Library

- Nancy Shah continues to add more seating and allow access to rooms with social distancing practices in place.
- Putting precautions in place for tutoring this summer
- A full summer program is in place; they will try to incorporate some hybrid
- A tent was purchased for outdoor activities this summer
- Nancy is looking into putting together something to offer new residents regarding services that the library offers.

4th of July:

- The only thing we will be doing this year is the parade. Next year is the 65th Anniversary so it will be much bigger!

ORDINANCES FOR 2ND READING & FINAL ADOPTION

- # 21-7 An Ordinance to Exceed the Municipal Budget Appropriation Limits & Establish a CAP Bank

Councilman Malone read a summary of Ordinance # 21-7 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 March 18, 2021 as follows:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 21-7**

**AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

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.

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

- # 21-8 A Bond Ordinance Providing for Rehabilitation & Construction Improvements at the Exxon Well Facility & Transmission Main For the Water Utility

Councilman Malone read a summary of Ordinance # 21-8 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 March 18, 2021 as follows:

**BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY
ORDINANCE NO. 21-8**

BOND ORDINANCE OF THE BOROUGH OF FLORHAM PARK, IN
THE COUNTY OF MORRIS, NEW JERSEY, PROVIDING FOR

REHABILITATION AND CONSTRUCTION IMPROVEMENTS AT THE
 EXXON WELL FACILITY AND CONSTRUCTION OF A
 TRANSMISSION MAIN ALL FOR THE WATER UTILITY OF THE
 BOROUGH OF FLORHAM PARK AND APPROPRIATING \$4,620,000
 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF \$4,400,000 IN
 GENERAL IMPROVEMENT BONDS OR NOTES OF THE WATER
 UTILITY OF THE BOROUGH OF FLORHAM PARK TO FINANCE THE
 SAME

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.

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

➤ **21-9 An Ordinance Establishing Salaries And Wages For Non Union Seasonal, Hourly, Temporary Per Diem And Part-Time Employees Of The Borough Of Florham Park For 2021**

Councilman Malone read a summary of Ordinance # 21-9 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 March 18, 2021 as follows:

**BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY
ORDINANCE # 21-9**

AN ORDINANCE ESTABLISHING SALARIES AND WAGES FOR NON UNION SEASONAL, HOURLY, TEMPORARY , PER DIEM AND PART-TIME EMPLOYEES OF THE BOROUGH OF FLORHAM PARK FOR 2021

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.

Councilman 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 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	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

ORDINANCES FOR FIRST READING

➤ # 21-10 An Ordinance Providing for Sewer Utility Capital Projects

Council President Santoro read the following Ordinance # 21-10 by title as follows and moved to present the Ordinance for Introduction on First Reading:

**BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY
ORDINANCE # 21-10**

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

The motion was seconded by Councilman Germershausen

Roll Call Vote:

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

Council President Santoro stated that the above Ordinance was introduced and read by title at this Council meeting held on April 15, 2021. She further stated that the Council would consider this Ordinance for a second reading and final passage on May 20, 2021 at 6:30 p.m. prevailing time via a Remote Zoom meeting. She asked the Borough Clerk to

publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Council President Santoro 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
Santoro	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

➤ # 21-11 Ordinance to Provide for General Capital Projects

Councilman Malone read the following Ordinance # 21-11 by title as follows and moved to present the Ordinance for Introduction on First Reading:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 21-11**

**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**

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	6				

Councilman Malone stated that the above Ordinance was introduced and read by title at this Council meeting held on April 15, 2021. He further stated that the Council would consider this Ordinance for a second reading and final passage on May 20, 2021 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 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
Santoro	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman	X				
Total	6				

➤ #21-12 Ordinance Prohibiting the Operation of Cannabis

Councilman Carpenter read the following Ordinance # 21-12 by title as follows and moved to present the Ordinance for Introduction on First Reading:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 21-12**

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS

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	6				

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this Council meeting held on April 15, 2021. He further stated that the Council would consider this Ordinance for a second reading and final passage on May 20, 2021 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 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	6				

➤ # 21-13 Ordinance to Amend the Zoning Ordinance to Include Cannabis Businesses as Prohibited Uses

Councilwoman Cefolo-Pane read the following Ordinance # 21-13 by title as follows and moved to present the Ordinance for Introduction on First Reading:

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE # 21-13**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF
NEW JERSEY, AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF
FLORHAM PARK TO INCLUDE CANNABIS BUSINESSES AS A PROHIBITED
USE IN ALL ZONES**

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	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this Council meeting held on April 15, 2021. She further stated that the Council

would consider this Ordinance for a second reading and final passage on May 20, 2021 at 6:30 p.m. prevailing time via a Remote Zoom meeting. She 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 Council President Santoro

Roll Call Vote:

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

Budget Resolution

- Resolution # 21-75 Authorizing Adoption of the 2021 Municipal Budget

Councilman Malone read Resolution # 21-75 in its entirety as follows:

**BOROUGH OF FLORHAM PARK
RESOLUTION # 21-75
BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, NEW JERSEY**

BE IT HEREBY RESOLVED by the Governing Body of the Borough of Florham Park, County of Morris, that the budget herein before set forth is hereby adopted and shall constitute an

appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of: \$14,619,539.60 for municipal purposes and \$1,199,599.00 Minimum Library Levy.

Council Approval: April 15, 2021

Mark Taylor, Mayor

Attest:

Sheila Williams, Municipal Clerk

CERTIFICATION*****

I HEREBY CERTIFY this to be a true and correct Resolution of Governing Body of the Borough of Florham Park adopted at the Public Hearing held on April 15, 2021 in the Municipal Building located at 111 Ridgedale Avenue.

Sheila Williams, R.M.C, Borough Clerk

Councilman Malone moved for approval of the Resolution to adopt the Municipal Budget

The motion was seconded by Councilman

Council Member	Aye	Nay	Abstain	Absent	Comments
Santoro	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Malone	X				
Zuckerman		X			
Total	5	1			

CONSENT AGENDA –RESOLUTIONS FOR APPROVAL

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

- # 21-62 Authorizing a Bid Award to R-D Trucking for Liquid Sludge Hauling
- # 21-63 Authorizing a Sidewalk Café License for Nonna’s Restaurant
- # 21-64 Authorizing Adoption of a “Project Application”
- # 21-65 Authorizing Cancellation of Unexpended Fund Balances For Various Capital Improvements
- # 21-66 Authorizing Cancellation of Unexpended Fund Balances for the Elm St. Project
- # 21-67 Authorizing Cancellation of Unexpended Fund Balances for DPW & Gun Range Consultant
- # 21-68 Authorizing Cancellation of Unexpended Fund Balances for a Fire Truck
- # 21-69 Authorizing a Contact Award to Princeton Hydro for Spring Garden Lake Management
- # 21-70 Authorizing a Contract Award to Melgar Cleaning Services
- # 21-71 Amending the Schedule of Service Charges for FP Sewer Utility
- # 21-72 Amending the Schedule of Service Charge for FP Water Utility
- # 21-73 Authorizing the Hire of a Full-Time Assistant to the Construction Official
- # 21-74 Authorizing Execution of a Developer’s Agreement with LCS Florham Park LLC

The motion was seconded by Councilman Germershausen

Roll Call Vote:

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

PAYMENT OF VOUCHERS:

Councilman Malone read a summary of the current bills list and made a motion to approve it in the amount \$2,650,270.69. 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	6				

Mayor Taylor asked the Borough Administrator if he had anything to discuss.

Mr. Huyler stated that Northeast properties were looking for a sign approval at the old Benningan’s property. Mr. Huyler met with them yesterday. They submitted another application for a relocation of the sign. I went to the site to see where they want to put the sign. I think it will be fine and won’t obstruct the sight line. It is on the western side of the Bennigan’s property and won’t interfere with sight.

PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting to the public.

The following members of the public wished to be heard:

David Kunze, 53 Rockwood Road

- Discussed reading in the paper about people posting something on their property to display their permit regarding taking down trees.

Mayor Taylor stated the taking down of trees has been a problem for a long time. If there is a sign people will know they got a permit. We had to raise penalties for this.

Megan Mink, 109 Beechwood Drive

- Would like to do a Borough wide yard sale; ideally a week or two before heavy item pick-up. Less could potentially go to the landfill. Madison and Chatham are doing it this weekend in conjunction with their Environmental Commission. A discussion ensued on how to do it. Possibly just do it one set day at private homes.

Councilman Zuckerman said he would discuss it with the Environmental Commission.

Mayor and Council thinks it's a good idea discussed the possible logistics of how to hold such a sale.

John Winters, 32 Brooklake Road

Regarding parking at the Little Red Schoolhouse. Are there going to be trees taken down?

Mr. Sgaramella said one tree will be taken down; one tree doesn't appear to be in distress so we will see. We will wait on that one.

Brooklake Road repaving – who is doing it?

Mr. Sgaramella: Tilcon is doing it.

21-71 & 21-72 Any cost to residents for sewer and water?

Mr. Sgaramella stated they are just updating connection fees.

21-73 Full-time Assistant for Construction Official. Is this new position?

Huyler: We had to have some people transfer to the Tax Office, so two of those people from Construction have moved into Finance.

Kristen Linden will become full-time. It is succession planning, because Kristen just got her TACO certification and will eventually taking Janet's place. Construction is very busy,

21-74 LCS Agreement; what is that?

Mayor: It's a 3 stage living home for seniors on Park Avenue

Mr. Winters made some comments about the budget.

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 Councilman Malone that the meeting be adjourned at 7:30 p.m.

Sheila A. Williams, R.M.C.
Borough Clerk
April 22, 2021