AGENDA
Monday, November 9, 2026
6:30 PM

Mayor & Council Regular Meeting
Mayor & Borough Council

Borough of Chatham
54 Fairmount Avenue
Chatham, NJ 07928

CALL MEETING TO ORDER

The meeting will be called to order at 6:30 p.m.

ROLL CALL

Mayor Carolyn Dempsey
Council President Brian Hargrove
Council Member Miles Gilmore
Council Member Katherine Hay
Council Member Karen Koronkiewicz
Council Member Jocelyn Mathiasen
Council Member Justin Strickland
Steven Kleinman, Borough Attorney
Stephen W. Williams, Borough Administrator
Vanessa L. Nienhouse, Borough Clerk

EXECUTIVE SESSION

Council Member Strickland introduces Resolution #26-323 by reading the following.

RESOLUTION #26-323 RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION

BE IT RESOLVED by the Borough Council of the Borough of Chatham that it shall adjourn into closed session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of N.J.S.A. 10:4-6:

- Attorney client privileged advice - Pending affordable housing litigation
- Personnel - Borough Salaries
  - Litigation
  - Staffing Matters

BE IT FURTHER RESOLVED , the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Borough of Chatham, provided such disclosures will not violate Federal, State, or local statutes and does not fall within the attorney-client privilege.

Motion by Council Member _____, second by _____.

The Mayor and Council Meeting will resume at 7:30pm.

MEETING RECONVENED AND CALLED TO ORDER

The meeting will be called to order at 7:30 p.m.

ROLL CALL

SALUTE TO FLAG

MOMENT OF SILENCE

STATEMENT OF ADEQUATE NOTICE

Pursuant to the requirements of the Open Public Meetings Act, adequate notice of this meeting has been provided by including same in the Annual Notice, copies of which were posted on the official bulletin board on the main floor of Borough Hall, emailed to the Daily Record, the Chatham Courier, the Chatham Patch, and TAPinto Chatham and was filed with the Borough Clerk, all on January 6, 2026.

VIRTUAL MEETING ACCESS:

Anyone wishing to gain access to the meeting may dial 929-205-6099 (Webinar ID: 811 1247 0278) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/81112470278
Zoom participants may make comments during the Open to the Public portion of the meeting.

PROCLAMATIONS

Council Member Strickland proceeds by reading the resolution.
RESOLUTION #26-324 VETERANS DAY PROCLAMATION

Motion by _____, second by _____.
RESOLUTION #26-324 VETERANS DAY PROCLAMATION

RECUSALS

Recusals or abstentions submitted for the record.

ADOPTION OF COUNCIL MEETING MINUTES

The Meeting Minutes from the October 23, 2026 meeting will be approved at the November 23, 2026 Mayor and Council Meeting.

DISCUSSION ITEMS

Chatham Community Food Distribution: Rev. Jeff Markay, Chatham United Methodist Church

MAYOR'S REPORT

MEETING OPEN TO THE PUBLIC

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to four minutes.

If participating by phone: To raise your hand, press *9. To speak, press *6 to be unmuted.

RESOLUTIONS NON-ROUTINE NON-CONSENT

Council Member Koronkiewicz reads the resolution by title:

RESOLUTION #26-325 RESOLUTION TO OFFER AN INCENTIVE TO EMPLOYEES CURRENTLY ENROLLED IN THE AETNA WHOLE HEALTH OR HIGH-DEDUCTBLE PLAN TO REMAIN IN THE AETNA WHOLE HEALTH OR HIGH-DEDUCTIBLE PLAN FOR PLAN YEAR 2027

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-325 RESOLUTION TO OFFER AN INCENTIVE TO EMPLOYEES CURRENTLY ENROLLED IN THE AETNA WHOLE HEALTH OR HIGH-DEDUCTBLE PLAN

Council Member Mathiasen reads the resolution by title:

RESOLUTION #26-326 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR CONSULTING SERVICES RELATED TO THE CREATION OF A MASTER PLAN FOR THE BOROUGH OF CHATHAM TO MJ PLANNING IN THE AMOUNT NOT TO EXCEED $154,000

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-326 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR CONSULTING SERVICES RELATED TO THE CREATION OF A MASTER PLAN

ORDINANCES FOR SECOND READING

Council Member Hay reads Ordinance #26-13 by title:

ORDINANCE #26-13 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF A PORTION OF THE REAL PROPERTY DESIGNATED AS BLOCK 121, LOT 10 ON THE OFFICIAL TAX MAPS OF THE BOROUGH TO BCUW/MADELINE HOUSING PARTNERS LLC, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

Borough Clerk Vanessa Nienhouse states: A legal notice was published indicating that Ordinance #26-13 was introduced and passed on first reading at the August 10, 2026 meeting and indicated the second reading and public hearing would be held at 6:30 pm on September 28, 2026, carried to October 13, 2026 and October 26th, 2026, and then carried to this meeting, November 9, 2026 for consideration of final adoption. Copies of this Ordinance were made available to the general public and posted in accordance with the law.

Mayor Dempsey opens the meeting for public hearing on the Ordinance.

Council Member Hay moves to adopt Ordinance #26-13 and reads the following statement:

BE IT RESOLVED, that this Ordinance as read by title on second reading, and after public hearing at this meeting, be adopted and finally passed.
Council Member _____ seconds the motion.
Roll Call Vote
ORDINANCE #26-13 AUTHORIZATION OF CONVEYANCE OF PROJECT AREA TO BCUW

COUNCIL MEMBERS REPORTS

ADMINISTRATOR'S REPORT

CONSENT AGENDA

The following items are considered to be routine by the Chatham Borough Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.
Resolutions #26-327 through Resolution #26-334 have been placed on the Consent Agenda.

FINANCE
RESOLUTION #26-327 BILLS LIST
Bills List 11-09-26.pdf
RESOLUTION #26-328 RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF CHATHAM AUTHORIZING REFUND OF OVERPAYMENT OF TAXES

CONTRACTS
RESOLUTION #26-329 RENEWAL OF MORRIS COUNTY CO-OP AGREEMENT

LAW AND PUBLIC SAFETY
RESOLUTION #26-330 PERMISSION TO CLOSE FIREHOUSE PLAZA FOR THE ARRIVAL OF SANTA AND HOLIDAY TREE LIGHTING
RESOLUTION #26-331 RESOLUTION RELAXING TIME LIMIT ON STREET PARKING DURING THE HOLIDAY SEASON

OTHER
RESOLUTION #26-332 SUBMISSION OF A GRANT APPLICATION WITH THE STATE OF NJ DEPT. OF ENVIRONMENTAL PROTECTION
RESOLUTION #26-333 RESOLUTION DESIGNATING NOVEMBER 15, 2026 AS AMERICA RECYCLES DAY
RESOLUTION #26-334 RESOLUTION RECOGNIZING TRANSGENDER DAY OF REMEMBRANCE

RESOLUTION[S] REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE

CONSENT AGENDA VOTE

Council President Hargrove moves to adopt Resolutions #26-327 through #26-334 placed on this evening's Consent Agenda by consent of the Council, Seconded by Council Member _____.

ADD-ON RESOLUTION[S]

EXECUTIVE SESSION

If additional time is needed for Executive Session,

Council Member Gilmore will introduce Resolution #26-335 by reading the following:

RESOLUTION #26-335 RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION

BE IT RESOLVED by the Borough Council of the Borough of Chatham that it shall adjourn into closed session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of N.J.S.A. 10:4-6:

BE IT FURTHER RESOLVED , the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Borough of Chatham, provided such disclosures will not violate Federal, State, or local statutes and does not fall within the attorney-client privilege.

The Mayor and Council meeting will not be called back to order after the executive session.
Motion by Council Member _____, second by _____.

ADJOURNMENT

The next scheduled meeting of the Mayor and Council is November 23, 2026.