AGENDA
Monday, November 23, 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

RESOLUTION

Council President Hargrove reads the resolution by title:
RESOLUTION #26-336 RESOLUTION AUTHORIZING NEWLY ELECTED COUNCIL MEMBER TO ATTEND CLOSED SESSION MEETINGS OF THE MAYOR AND COUNCIL

Motion by _____ second by_____.
RESOLUTION #26-336 RESOLUTION TO AUTHORIZE NEWLY ELECTED MEMBERS TO ATTEND CLOSED SESSION

EXECUTIVE SESSION

Council Member Gilmore introduces Resolution #26-337 by reading the following.
RESOLUTION #26-337 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
  - Police Conditional Offer of Employment

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 _____, 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: 874 4653 3624) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/87446533624
Zoom participants may make comments during the Open to the Public portion of the meeting.

PROCLAMATIONS

Council Member Hay proceeds by reading the resolution.
RESOLUTION #26-338 RESOLUTION CELEBRATING SATURDAY, NOVEMBER 28, 2026 AS SMALL BUSINESS SATURDAY

Motion by _____, second by _____.
RESOLUTION #26-338 RESOLUTION CELEBRATING SATURDAY, NOVEMBER 28, 2026 AS SMALL BUSINESS SATURDAY

Council Member Gilmore proceeds by reading the resolution.
RESOLUTION #26-339 RESOLUTION PROCLAIMING NOVEMBER AS NATIONAL DIABETES MONTH

Motion by _____, second by _____.

RESOLUTION #26-339 RESOLUTION PROCLAIMING NOVEMBER AS NATIONAL DIABETES MONTH

RECUSALS

Recusals or abstentions submitted for the record.

ADOPTION OF COUNCIL MEETING MINUTES

Council President Hargrove introduces the resolution by reading the following:

RESOLUTION #26-340 RESOLUTION TO ADOPT COUNCIL MEETING MINUTES

BE IT RESOLVED, by the Council of the Borough of Chatham that the minutes from the following meetin are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office:

Regular Meeting Minutes:	October 26, 2026
Regular Meeting Minutes:	November 9, 2026
Closed Session Minutes I:	November 9, 2026
Closed Session Minutes II:	November 9, 2026

Motion by _____, Second by _____.

DISCUSSION ITEMS

Learning Forest Proposal Presentation

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 Gilmore reads the resolution in its entirety.

RESOLUTION 26-341 RESOLUTION ACCEPTING THE RETIREMENT OF POLICE SERGEANT MICHAEL PERMISON AND RECOGNIZING HIS DISTINGUISHED SERVICE TO THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-341 RETIREMENT OF SERGEANT PERMISON

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, October 26th, 2026, November 9, 2026, and then carried to this meeting, November 23, 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 #26-342 through Resolution #26-348 have been placed on the Consent Agenda.

FINANCE
RESOLUTION #26-342 BILLS LIST
Bills List 11-23-26.PDF 01
RESOLUTION #26-343 BUDGET TRANSFERS
RESOLUTION #26-344 REFUND OF OVERPAYMENT OF TAXES

CONTRACTS
RESOLUTION #26-345 AWARDING CONTRACT TO AJM CONTRACTORS, INC. FOR THE NORTH HILLSIDE AVENUE IMPROVEMENTS PROJECT

LAW AND PUBLIC SAFETY

RESOLUTION #26-346 RESOLUTION OF SUPPORT FOR THE ESTABLISHMENT OF A 15 MINUTE PARKING SPACE ALONG STATE HIGHWAY ROUTE NJ 124 (MAIN STREET)

PERSONNEL

RESOLUTION #26-347 RESOLUTION TO HIRE DONG YOUN LEE AS A CROSSING GUARD

OTHER

RESOLUTION #26-348 DRIVE SOBER OR GET PULLED OVER 2026 END-YEAR HOLIDAY CRACKDOWN

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

CONSENT AGENDA VOTE

Council President Hargrove moves to adopt Resolutions #26-342 through #26-348 placed on this evening's Consent Agenda by consent of the Council, Seconded by Council Member _____.

ORDINANCES FOR FIRST READING

Council Member Mathiasen introduces Ordinance #26-17 by title and reads the statement:

ORDINANCE #26-17 AN ORDINANCE TO AMEND THE SALARIES AND WAGE RANGES FOR MUNICIPAL POSITIONS OF THE BOROUGH OF CHATHAM

WHEREAS, the above Ordinance was introduced and read by title at this Council meeting held on November 23, 2026.

BE IT RESOLVED, that at the Council meeting to be held on December 14, 2026, at 6:30 p.m. prevailing time, at Borough Hall and online, the Chatham Borough Council will further consider this Ordinance for a second reading, public hearing, and final passage; and

BE IT FURTHER RESOLVED, that the Clerk is hereby requested to publish the proper notice thereof, including this Ordinance, post the Ordinance on the bulletin board in Borough Hall, and make copies available to members of the general public.

Council Member _____ moves Ordinance #26-17 for adoption on first reading, second by _____.

Roll Call Vote:

2027 SALARY RANGE ORDINANCE

ADD-ON RESOLUTION[S]

EXECUTIVE SESSION

If additional time is needed for Executive Session,

Council Member Gilmore will introduce Resolution #26-349 by reading the following:

RESOLUTION #26-349 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 _____, second by _____.

ADJOURNMENT

The next scheduled meeting of the Mayor and Council is December 14, 2026.