AGENDA
Monday, October 26, 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 Gilmore introduces Resolution #26-314 by reading the following.

RESOLUTION #26-314 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 - Employee Health Benefits Discussion
  - Police Conditional Offers 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 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: 871 0137 2639) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/87101372639
Zoom participants may make comments during the Open to the Public portion of the meeting.

POLICE COMMENDATION

Council President Hargrove proceeds by reading the resolution.

RESOLUTION #26-315 RESOLUTION RECOGNIZING AND HONORING SERGEANT DARYLE KELLY FOR MORE THAN 30 YEARS OF DISTINGUISHED LAW ENFORCEMENT SERVICE

Motion by _____, second by Council Member _____

RESOLUTION #26-315 RESOLUTION RECOGNIZING AND HONORING SERGEANT DARYLE KELLY

PROCLAMATIONS

Council Member Gilmore proceeds by reading the resolution.

RESOLUTION #26-316 DESIGNATION OF NOVEMBER AS PANCREATIC CANCER MONTH

Motion by _____, second by _____.

RESOLUTION #26-316 DESIGNATION OF NOVEMBER AS PANCREATIC CANCER 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 #26-317 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 13, 2026
Closed Session Minutes: October 13, 2026

Motion by _____, second by _____.

DISCUSSION ITEMS

Best Practices Inventory - Karen Fornaro, Chief Financial Officer

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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 Mathiasen reads the resolution by title:
RESOLUTION #26-318 RESOLUTION TO OFFER A PORTION OF MUNICIPAL SAVINGS TO INCENTIVIZE THOSE ELIGIBLE EMPLOYEES THAT CHOOSE TO PARTICIPATE IN THE WHOLE HEALTH/OMNIA HEALTH PLAN OR HIGH DEDUCTIBLE HEALTH PLAN

Motion by _____, second by _____.
Roll Call Vote
RESOLUTION #26-318 RESOLUTION TO OFFER A PORTION OF MUNICIPAL SAVINGS TO INCENTIVIZE THOSE ELIGIBLE EMPLOYEES THAT CHOOSE TO PARTICIPATE

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 then carried to this

meeting, October 26, 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 #26-319 through Resolution #26-322 have been placed on the Consent Agenda.

FINANCE
RESOLUTION #26-319 BILLS LIST
Bills List 10-26-2026.pdf

PERSONNEL
RESOLUTION #26-320 ACCEPTING ANTHONY FARFALLA'S RESIGNATION
RESOLUTION #26-321 RESOLUTION TO HIRE DPW SEASONAL HELP

OTHER
RESOLUTION #26-322 DESIGNATION OF NOVEMBER AS EPILEPSY AWARENESS MONTH

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

CONSENT AGENDA VOTE

Council President Hargrove moves to adopt Resolutions #26-319 through #26-322 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 #26-323 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:

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 9, 2026.