AGENDA
Tuesday, October 13, 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 #26-300 by reading the following.

RESOLUTION #26-300 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:

- Pending affordable housing litigation
- Attorney client privileged advice - Police Personnel/ litigation

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: 814 4329 5111) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/81443295111

Zoom participants may make comments during the Open to the Public portion of the meeting.

MAYOR COMMENDATION

Sam Francis

PROCLAMATIONS

Council Member Hay proceeds by reading the resolution.

RESOLUTION #26-301 RESOLUTION RECOGNIZING THE HINDU FESTVAL OF LIGHTS (DIWALI) IN THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

RESOLUTION #26-301 RESOLUTION RECOGNIZING THE HINDU FESTVAL OF LIGHTS (DIWALI) IN THE BOROUGH OF CHATHAM

Council Member Koronkiewicz proceeds by reading the resolution.

RESOLUTION #26-302 DESIGNATING THE MONTH OF OCTOBER AS NATIONAL BREAST CANCER AWARENESS MONTH IN THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

RESOLUTION #26-302 DESIGNATING THE MONTH OF OCTOBER AS NATIONAL BREAST CANCER AWARENESS MONTH IN THE BOROUGH OF CHATHAM

RECUSALS

Recusals or abstentions submitted for the record.

ADOPTION OF COUNCIL MEETING MINUTES

Council President Hargrove introduces the resolution by reading the following:

RESOLUTION #26-304 RESOLUTION TO ADOPT COUNCIL MEETING MINUTES

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

Regular Meeting Minutes: September 28, 2026
Closed Session Minutes: September 28, 2026

Motion by Council Member _____, Second by _____.

DISCUSSION

Chatham Passport presentation - Ethan Caffrey

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 #26-304A RESOLUTION OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A CONTRACT TO BRITT AIR HVAC HEATING AND COOLING FOR THE INSTALLATION OF HIGH EFFICIENCY BOILERS AT STANLEY CENTER

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-304A RESOLUTION AUTHORIZING A CONTRACT TO BRITT AIR HVAC FOR THE INSTALLATION OF HIGH EFFICIENCY BOILERS AT STANLEY CENTER

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, at which point it was carried to this meeting, October 13, 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 Member Koronkiewicz reads Ordinance #26-15 by title:
ORDINANCE #26-15 AN ORDINANCE OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 139, ENTITLED "VEHICLES AND TRAFFIC," TO ESTABLISH PARKING RESTRICTIONS ON FAIRVIEW AVENUE

Borough Clerk Vanessa Nienhouse states: A legal notice was published indicating that Ordinance #26-15 was introduced and passed on first reading at the September 28, 2026 meeting and indicated the second reading and public hearing would be held at 6:30 pm on Octcober 13, 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 Koronkiewicz moves to adopt Ordinance #26-15 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 #26-15 AN ORDINANCE AMENDING CHAPTER 139 ENTITLED VEHICLES AND TRAFFIC TO ESTABLISH PARKING RESTRICTIONS ON FAIRVIEW AVE

Council Member Mathiasen introduces Ordinance #26-16 by title:
ORDINANCE #26-16 AN ORDINANCE TO AMEND CHAPTER 165 OF THE CODE OF THE BOROUGH OF CHATHAM, "LAND DEVELOPMENT REGULATIONS," TO EXPRESSLY PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS WITHIN THE BOROUGH OF CHATHAM

Borough Clerk Vanessa Nienhouse states: A legal notice was published indicating that Ordinance #26-11 was introduced and passed on first reading at the May 11, 2026 meeting and indicated the second reading and public hearing would be held at 6:30 pm on May 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 Mathiasen moves to adopt Ordinance #26-16 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 #26-16 AN ORDINANCE TO AMEND CHAPTER 165 OF THE CODE OF THE BOROUGH OF CHATHAM TO EXPRESSLY PROHIBIT DATA CENTERS

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 #26-305 through Resolution #26-313 have been placed on the Consent Agenda.

FINANCE
RESOLUTION #26-305 BILLS LIST
Bills List 10-13-2026.pdf
RESOLUTION #26-306 CHAPTER 159 AMENDING 2026 BUDGET INSERTION OF SPECIAL ITEM OF REVENUE FOR DEPT OF JUSTICE BULLETPROOF VEST PROGRAM

CONTRACTS
RESOLUTION #26-307 RESOLUTION AUTHORIZING RENEWAL OF MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND
RESOLUTION #26-308 AWARDING NON-FAIR AND OPEN CONTRACT FOR 2026 WHITE LIGHTS

PERSONNEL
RESOLUTION #26-309 APPOINTMENT OF CONALL CURRY AS PROBATIONARY MEMBER OF THE CHATHAM FIRE DEPARTMENT

OTHER
RESOLUTION #26-310 DECLARING STUTTERING AWARENESS DAY
RESOLUTION #26-311 APPROVAL OF WASHINGTON SCHOOL COMMUNITY HALLOWEEN PARADE 2026
RESOLUTION #26-312 RESOLUTION APPROVING THE 15th ANNUAL THANKSGIVING TROT THE MANOR TURKEY TROT 1-MILE FUN RUN AND 5K RUN AND ROAD CLOSURE
RESOLUTION #26-313 RESOLUTION PROCLAIMING RED RIBBON WEEK

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

CONSENT AGENDA VOTE

Council Member _____ moves to adopt Resolutions #26-305 through #26-313 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 #26-314 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:

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 Gilmore, second by _____.

ADJOURNMENT

The next scheduled meeting of the Mayor and Council is October 26, 2026.