AGENDA
Monday, September 28, 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 #26-279 by reading the following.

RESOLUTION #26-279 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: 851 3237 8670) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/85132378670

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

PROCLAMATIONS

Council Member Mathiasen proceeds by reading the resolution.

RESOLUTION #26-280 RESOLUTION SUPPORTING THE 11TH ANNUAL OUT OF THE DARKNESS WALK AND SUICIDE PREVENTION MONTH

Motion by _____, second by _____.

RESOLUTION #26-280 RESOLUTION SUPPORTING THE 11TH ANNUAL OUT OF THE DARKNESS WALK AND SUICIDE PREVENTION MONTH

Council Member Hay proceeds by reading the resolution.

RESOLUTION #26-281 RESOLUTION IN SUPPORT OF NATIONAL HISPANIC HERITAGE MONTH

Motion by _____, second by _____.

RESOLUTION #26-281 RESOLUTION IN SUPPORT OF NATIONAL HISPANIC HERITAGE MONTH

Council President Hargrove proceeds by reading the resolution.

RESOLUTION # 26-282 DECLARING FIRE PREVENTION WEEK IN THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

RESOLUTION #26-282 DECLARATION OF FIRE PREVENTION WEEK

RECUSALS

Recusals or abstentions submitted for the record.

ADOPTION OF COUNCIL MEETING MINUTES

Council President Hargrove introduces the resolution by reading the following:

RESOLUTION #26-283 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: August 10, 2026
Closed Session Minutes: August 10, 2026

Motion by _____, Second by _____.

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 #26-284 RESOLUTION ESTABLISHING PARKING FEES TO BE EFFECTIVE AS OF JANUARY 1, 2027, AND ESTABLISHING RULES AND REGULATIONS REGARDING THE SALE OF PARKING PERMITS REQUIRED FOR PARKING LOTS OR AREAS DESIGNATED "FEE PARKING" PURSUANT TO CHAPTER 139, SECTIONS 61 AND 62 OF THE CODE OF THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-284 2027 PARKING FEES RESOLUTION.pdf

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 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 #26-14 by title:
ORDINANCE #26-14 AN ORDINANCE TO AMEND CHAPTER 139 OF THE CODE OF THE BOROUGH OF CHATHAM, "VEHICLES AND TRAFFIC," TO ADD CERTAIN PARKING RESTRICTIONS ON CHANDLER ROAD

Borough Clerk Vanessa Nienhouse states: A legal notice was published indicating that Ordinance #26-14 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 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 #26-14 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 #26-14 TO AMEND CHAPTER 139 OF THE CODE OF THE BOROUGH OF CHATHAM VEHICLES AND TRAFFIC

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 #26-285 through Resolution #26-299 have been placed on the Consent Agenda.

FINANCE
RESOLUTION #26-285 BILLS LIST

Bills List 09-28-26.pdf
RESOLUTION #26-286 AUTHORIZING A REFUND AND CANCELLATION OF TAXES FOR A DISABLED VETERAN BLOCK 12 LOT 31
RESOLUTION #26-287 AUTHORIZING A REFUND AND CANCELLATION OF TAXES FOR A DISABLED VETERAN BLOCK 43 LOT 9
RESOLUTION #26-288 REFUND OF OVERPAYMENT OF TAXES
RESOLUTION #26-289 CANCELLATION OF OUTSTANDING CHECKS
RESOLUTION #26-290 CANCEL GRANT RECEIVABLE AND RESERVE - MUNICIPAL ALLIANCE
RESOLUTION #26-291 CHAPTER 159 LEAF COMPOSTING GRANT
RESOLUTION #26-292 RETURN OF THE CASH PERFORMANCE BOND TO JAMES TROLLO FOR WORK COMPLETED AT 9 VINCENT ST.docx

APPOINTMENTS
RESOLUTION #26-293 APPOINTMENT OF ALTERNATE MEMBER TO THE ZONING BOARD OF ADJUSTMENT

CONTRACTS
RESOLUTION #26-294 AWARD CONTRACT FOR WELL #3 REHABILITATION

PERSONNEL
RESOLUTION #26-295 PROMOTION OF ANGELLO CAMPOS TO UTILITY FOREMAN
RESOLUTION #26-296 AUTHORIZING THE HIRING OF JUAN LOPEZ AS FULL-TIME SERVICEPERSON DPW

OTHER
RESOLUTION #26-297 PROCLAMATION DECLARING OCTOBER AS DOMESTIC VIOLENCE MONTH
RESOLUTION #26-298 A RESOLUTION HONORING INDIGENOUS PEOPLES DAY
RESOLUTION #26-299 PROCLAMATION RECOGNIZING NATIONAL COMING OUT DAY

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

CONSENT AGENDA VOTE
Council Member_____ moves to adopt Resolutions #26-285 through #26-299 placed on this evening's Consent Agenda by consent of the Council, Seconded by Council Member _____.

ORDINANCES FOR FIRST READING

Council Member Koronkiewicz introduces Ordinance #26-15 by title and reads the statement.
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

WHEREAS , the above Ordinance was introduced and read by title at this Council meeting held on September 28, 2026.

BE IT RESOLVED, that at the Council meeting to be held on October 13, 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 #26-15 for adoption on first reading, second by _____.

Roll Call Vote:

ORDINANCE #26-15 AN ORDINANCE AMENDING CHAPTER 139 ENTITLED VEHICLES AND TRAFFIC TO ESTABLISH PARKING RESTRICTIONS ON FAIRVIEW AVE.docx

Council Member Mathiasen introduces Ordinance #26-16 by title and reads the statement.

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

WHEREAS , the above Ordinance was introduced and read by title at this Council meeting held on September 28, 2026.

BE IT RESOLVED, that at the Council meeting to be held on October 13, 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 #26-16 for adoption on first reading, second by _____.

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

ADD-ON RESOLUTION[S]

EXECUTIVE SESSION

If additional time is needed for Executive Session,

Council Member Gilmore will introduce 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:

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 October 13, 2026.