AGENDA
Monday, August 10, 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 #26-262 by reading the following.

RESOLUTION #26-262 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 – Library project
- Attorney client privileged advice – Affordable housing

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: 833 7806 9417) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/83378069417
Zoom participants may make comments during the Open to the Public portion of the meeting.

PROCLAMATIONS

Council Member Koronkiewicz proceeds by reading the resolution.

RESOLUTION #26-263 RESOLUTION SUPPORTING THE 18TH ANNUAL TURN THE TOWNS TEAL CAMPAIGN PROMOTING AWARENESS OF OVARIAN CANCER AND ITS SYMPTOMS

Motion by _____, second by _____.

RESOLUTION #26-263 RESOLUTION SUPPORTING THE 18TH ANNUAL TURN THE TOWNS TEAL CAMPAIGN, PROMOTING AWARENESS OF OVARIAN CANCER

Council Member Strickland proceeds by reading the resolution.

RESOLUTION #26-264 A RESOLUTION PROCLAIMING SEPTEMBER 11, 2026 AS PATRIOT DAY AND DAY OF SERVICE AND REMEMBRANCE IN THE BOROUGH OF CHATHAM

Motion by _____, second by _____.

RESOLUTION #26-264 PROCLAMATION RECOGNIZING SEPTEMBER 11th

Council President Hargrove proceeds by reading the resolution.

RESOLUTION #26-265 PROCLAMATION RECOGNIZING NATIONAL HISTORICALLY BLACK COLLEGES AND UNIVERSITIES (HBCU) WEEK

Motion by _____, second by _____.

RESOLUTION #26-265 PROCLAMATION RECOGNIZING NATIONAL HISTORICALLY BLACK COLLEGES AND UNIVERSITIES (HBCU) WEEK

MAYOR APPOINTMENT

Shade Tree Commission

Suzanne Gyorgy Alternate II Member term expiring 12/31/2029

RECUSALS

Recusals or abstentions submitted for the record.

ADOPTION OF COUNCIL MEETING MINUTES

Council President Hargrove introduces the resolution by reading the following:

RESOLUTION #26-266 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: July 13, 2026
Closed Session Minutes: July 13, 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 Gilmore reads the resolution by title:

RESOLUTION #26-267 RESOLUTION OF THE BOROUGH OF CHATHAM APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE BOROUGH OF CHATHAM AND BCUW/MADELINE HOUSING PARTNERS LLC

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-267 RESOLUTION TO AUTHORIZE AMENDED REDEVELOPMENT AGREEMENT BCUW

Council Member Koronkiewicz reads the resolution by title:

RESOLUTION # 26-268 RESOLUTION AUTHORIZING A MUNICIPAL CONTRIBUTION OF $1,111,163.58 TO THE LIBRARY OF THE CHATHAMS CAPITAL CAMPAIGN PURSUANT TO THE LIBRARY OPERATING AGREEMENT

Motion by _____, second by _____.

Roll Call Vote

RESOLUTION #26-268 AUTHORIZING A MUNICIPAL CONTRIBUTION OF $1,111,163.58 TO THE LIBRARY OF THE CHATHAMS CAPITAL CAMPAIGN.docx

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 #26-269 through Resolution #26-278 have been placed on the Consent Agenda.

FINANCE

RESOLUTION #26-269 BILLS LIST

Bills List 08-10-26

CONTRACTS

RESOLUTION #26-270 AUTHORIZING A LICENSE AGREEMENT BETWEEN THE BOROUGH OF CHATHAM AND THE PINGRY SCHOOL

RESOLUTION #26-271 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO GREENBROOK GMC FOR A SIERRA EV PICKUP TRUCK AWD

RESOLUTION #26-272 RESOLUTION AWARDING SCHIFANO CONSTRUCTION CORPORTION THROUGH THE MORRIS COUNTY CO-OP CONTRACT #6 ROAD RESURFACING

RESOLUTION #26-273 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MOBILE LIFT FOR A 2027 F-600 BUCKET TRUCK

BOARDS, COMMISSIONS & COMMITTEES

RESOLUTION #26-274 APPOINTMENT OF ALTERNATE MEMBER TO THE ZONING BOARD OF ADJUSTMENT

PERSONNEL

RESOLUTION #26-275 REAPPOINTMENT OF CLASS II SPECIAL LAW ENFORCEMENT OFFICERS (SLEO) FOR THE BOROUGH OF CHATHAM POLICE DEPARTMENT

RESOLUTION #26-276 APPOINTING SCHOOL CROSSING GUARDS FOR THE 2026-2027 SCHOOL YEAR

OTHER

RESOLUTION #26-277 PROCLAIMING SEPTEMBER AS PROSTATE CANCER AWARENESS

MONTH

RESOLUTION #26-278 RESOLUTION DESIGNATING THE WEEK OF SEPTEMBER 14th THRU SEPTEMBER 20th, 2026 AS DIAPER NEEDS AWARENESS WEEK

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

CONSENT AGENDA VOTE

Council Member_____ moves to adopt Resolutions #26-269 through #26-278 placed on this evening's Consent Agenda by consent of the Council, Seconded by Council Member _____.

ORDINANCES FOR FIRST READING

Council member Hay introduces Ordinance #26-13 by title and reads the statement.

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.

WHEREAS, the above Ordinance was introduced and read by title at this Council meeting held on August 10, 2026.

BE IT RESOLVED, that at the Council meeting to be held on September 28, 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 #26-13 for adoption on first reading, second by _____.

Roll Call Vote:

ORDINANCE #26-13 AUTHORIZATION OF CONVEYANCE OF PROJECT AREA TO BCUW.docx

Council Member Koronkiewicz introduces Ordinance #26-14 by title and reads the statement.

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

WHEREAS , the above Ordinance was introduced and read by title at this Council meeting held on August 10, 2026.

BE IT RESOLVED, that at the Council meeting to be held on September 28, 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 #26-14 for adoption on first reading, second by _____.

Roll Call Vote:

ORDINANCE 26-14 TO AMEND CHAPTER 139 OF THE CODE OF THE BOROUGH OF CHATHAM VEHICLES AND TRAFFIC.pdf

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ADD-ON RESOLUTION[S]

EXECUTIVE SESSION

If additional time is needed for Executive Session,

Council Member Gilmore will introduce 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:

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 September 28, 2026.