

**AGENDA**  
**Monday, November 14, 2022**  
**7:30 PM**

**Mayor & Council Regular Meeting**  
**Mayor & Borough Council**

**Borough of Chatham**  
**54 Fairmount Avenue**  
**Chatham, NJ 07928**

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**CALL MEETING TO ORDER**

The meeting will be called to order at 7:30 p.m.

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**SALUTE TO FLAG**

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**MOMENT OF SILENCE**

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**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 Star Ledger, the Chatham Courier, the Chatham Patch, and TAPinto Chatham and was filed with the Borough Clerk, all on January 4th, 2022.

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**ROLL CALL**

Mayor Thaddeus J. Kobylarz  
Council President Irene Treloar  
Council Member Carolyn Dempsey  
Council Member Jocelyn Mathiasen  
Council Member Karen Koronkiewicz  
Council Member Leonard Resto  
Council Member Frank Truilo  
Stephen W. Williams, Borough Administrator  
Vanessa L. Nienhouse, Borough Clerk  
Steven Kleinman, Borough Attorney

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**EXECUTIVE SESSION**

Mayor Kobylarz asks Council Member Truilo to proceed with Resolution #22-308.  
Council Member Truilo reads Resolution #22-308.

**RESOLUTION #22-308**  
**RESOLUTION TO ADJOURN INTO CLOSED 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:

- Solid Waste Contract

**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.

Council Member Truilo moves to adopt Resolution #22-308.

Council Member \_\_\_\_\_ seconds the motion.

The Mayor and Borough Council will return at 8:00pm to announce either the continuation of the regular meeting or if more time is needed in the executive session.

**RESOLUTION #22-308 CLOSED SESSION**

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**RETURN TO THE REGULAR MEETING**  
**ROLL CALL**

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**PROCLAMATIONS**

Mayor Kobylarz asks Council Member Resto to read the proclamation in support of Small Business Saturday.

Council Member Resto reads Resolution # 22-309.

**RESOLUTION #22-309 SMALL BUSINESS SATURDAY PROCLAMATION**

Mayor Kobylarz asks Council Member Resto to read the proclamation in support of Veteran's Day.

Council Member Resto reads Resolution # 22-310.

**RESOLUTION #22-310 VETERANS DAY PROCLAMATION**

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**RECUSALS**

Recusals or abstentions submitted for the record.

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## **ADOPTION OF COUNCIL MEETING MINUTES**

Mayor Kobylarz asks Council Member Resto to proceed with Resolution #22-311.  
Council Member Resto reads the resolution.

### **R#22-311 RESOLUTION TO ADOPT COUNCIL MEETING MINUTES**

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

July 11, 2022

September 12, 2022

Council Member Resto moves to adopt Resolution #22-311.

Council Member \_\_\_\_\_ seconds the motion

### **RESOLUTION #22-311 ADOPT COUNCIL MEETING MINUTES**

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## **DISCUSSION ITEMS**

- Girl Scout Gold Award Project - Miranda Salinger
- Chatham Borough Home Energy Audit Program - Scott Fischer, CEO Ciel Power LLC
- Solid Waste Contract Options

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## **MAYOR'S REPORT I**

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### **MEETING OPEN TO THE PUBLIC**

### **NOTICE OF PUBLIC COMMENT TIME LIMIT**

Residents wishing to make public comments may dial 929-205-6099 (Meeting ID: 822 0573 7100) or obtain online access of the meeting using the following URL:

<https://us02web.zoom.us/j/82205737100>

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 a reasonable length of time.

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## **RESOLUTIONS NON-ROUTINE NON-CONSENT**

**Mayor Kobylarz asks Council Member Mathiasen to proceed with Resolution # 22-312 by reading it by title.**

### **RESOLUTION #22-312**

**RESOLUTION OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A COMPETITIVE BIDDING CONTRACT TO SUBURBAN DISPOSAL, INC. FOR SOLID WASTE COLLECTION SERVICES**

Council Member Mathiasen moves to adopt Resolution #22-312.

Council Member \_\_\_\_\_ seconds the motion.

Mayor Kobylarz asks the Borough Clerk for a Roll Call Vote:

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Treloar						
Dempsey						
Mathiasen						
Koronkiewicz						
Resto						
Truilo						

**Mayor Kobylarz asks Council Member Koronkiewicz to proceed with Resolution # 22-313 by reading it by title.**

**RESOLUTION #22-313**

**RESOLUTION OF INTENT TO BOND TO APPROPRIATE FUNDS OR BOND IN THE EVENT OF A FUNDING SHORTFALL FOR THE BCUW 15-UNIT 100% AFFORDABLE FAMILY RENTAL HOUSING PROJECT**

Council Member Koronkiewicz moves to adopt Resolution #22-313.

Council Member \_\_\_\_\_ seconds the motion.

Mayor Kobylarz asks the Borough Clerk for a Roll Call Vote:

<b>Name</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Treloar						
Dempsey						
Mathiasen						
Koronkiewicz						
Resto						
Truilo						

**RESOLUTION #22-313 RESOLUTION OF INTENT TO BOND FOR BCUW PROJECT**

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**ORDINANCES FOR SECOND READING**

**Mayor Kobylarz asks Council Member Koronkiewicz to proceed with Ordinance #22-13 for**

**second reading.**

Council Member Koronkiewicz reads Ordinance #22-13 by title:

**ORDINANCE #22-13**

**AN ORDINANCE Of THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 79, ENTITLED “ANIMAL AND RABIES CONTROL” OF SECTION 16 THEREOF ENTITLED “FEES”**

Mayor Kobylarz asks the Borough Clerk to give a summary of the legal notice.

Borough Clerk Vanessa L. Nienhouse states: A legal notice was published indicating that Ordinance #22-13 was introduced and passed on first reading at the October 24, 2022 meeting and indicated the second reading and public hearing would be held at 7:30 pm on November 14, 2022, for consideration of final adoption. Copies of this Ordinance were made available to the general public and posted in accordance with the law.

Mayor Kobylarz opens the meeting for public hearing on the Ordinance.

Mayor Kobylarz closes the public hearing when no one else wishes to be heard.

Council Member Koronkiewicz moves to adopt Ordinance #22-13 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.

Mayor Kobylarz asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Treloar						
Dempsey						
Mathiasen						
Koronkiewicz						
Resto						
Truilo						

**ORDINANCE 22-13 AMENDING DOG FEES IN CHAPTER 79-16.**

**Mayor Kobylarz asks Council Member Mathiasen proceed with Ordinance #22-14 for second reading.**

Council Member Mathiasen reads Ordinance #22-14 by title:

**ORDINANCE #22-14**

**ORDINANCE TO AMEND ORDINANCE 22-11 REINSTATNG PRIOR ZONING FOR  
PORTIONS OF THE POST OFFICE PLAZA REDEVELOPMENT AREA, AS AN  
AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OF THE BOROUGH OF  
CHATHAM, NEW JERSEY**

Mayor Kobylarz asks the Borough Clerk to give a summary of the legal notice.

Borough Clerk Vanessa L. Nienhouse states: A legal notice was published indicating that Ordinance #22-14 was introduced and passed on first reading at the October 24, 2022 meeting and indicated the second reading and public hearing would be held at 7:30 pm on November 14, 2022, for consideration of final adoption. Copies of this Ordinance were made available to the general public and posted in accordance with the law.

Mayor Kobylarz opens the meeting for public hearing on the Ordinance.

Mayor Kobylarz closes the public hearing when no one else wishes to be heard.

Council Member Mathiasen moves to adopt Ordinance #22-14 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.

Mayor Kobylarz asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Treloar						
Dempsey						
Mathiasen						
Koronkiewicz						
Resto						
Truilo						

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**ORDINANCE 22-14 AMENDING 22-11 REINSTATING PRIOR ZONING**

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**COUNCIL MEMBERS REPORTS**

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**MAYOR'S REPORT II**

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**ADMINISTRATOR'S REPORT**

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**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 #22-314 through Resolution #22-322 have been placed on the Consent Agenda.

## **FINANCE**

### **RESOLUTION #22-314 BILLS LIST**

Bills List 11-14-22

### **RESOLUTION #22-315 BUDGET TRANSFERS NOVEMBER 2022**

### **RESOLUTION #22-316 AUTHORIZING REFUND FOR PROPERTY TAX OVERPAYMENT**

## **CONTRACTS**

### **RESOLUTION #22-317 AWARD ISLAND TECH SERVICES, STATE CONTRACT**

### **RESOLUTION #22-318 AWARD OF BID WOODLAND ROAD PRESERVATION PROJECT**

### **RESOLUTION #22-319 RENEWAL OF NJ TRANSIT LEASE AGREEMENT FOR RECYCLING CENTER**

## **OTHER**

### **RESOLUTION #22-320 TROT THE MANOR TURKEY TROT 1-MILE FUN RUN AND 5K RUN**

### **RESOLUTION #22-321 CHATHAM EDUCATION FOUNDATION 2022 WINTER WONDERLAND**

### **RESOLUTION #22-322 AUTHORIZATION TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2022 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT**

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

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## **CONSENT AGENDA VOTE**

Mayor Kobylarz asks Council President Treloar to proceed with the Consent Agenda.

Council President Treloar moves to adopt the resolutions placed on this evening's Consent Agenda by consent of the Council.

Council Member \_\_\_\_\_ seconds the motion.

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## **ADD-ON RESOLUTION[S]**

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## **EXECUTIVE SESSION**

Mayor Kobylarz asks Council Member Truilo to proceed with Resolution #22-323.

Council Member Truilo reads Resolution #22-323.

**RESOLUTION #22-323**

**RESOLUTION TO ADJOURN INTO CLOSED 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:

- Personnel Matters - Police Department
- Status report on the Chatham DJ litigation and compliance hearing and status of the POP / BCUW project where attorney client legal advice will be rendered and confidentiality is required for the attorney to exercise his ethical duties as a lawyer – Jon Drill

**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 Borough Council will not return to public session after Closed Session.

Council Member Truilo moves to adopt Resolution #22-323.

Council Member \_\_\_\_\_ seconds the motion.

**RESOLUTION #22-323 CLOSED SESSION**

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**ADJOURNMENT**