The Public Meeting of the Mount Olive Township Council was called to order at 8:12 pm by Council President Nicastro.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Miss Masser: According to the Open Public Meetings Act, adequate notice of this meeting has been given to the Daily Record. Notice has been posted in the Municipal Building, 204 Flanders-Drakestown Road, Mount Olive Township, New Jersey and notices were sent to those requesting the same.

ROLL CALL

Present: Mr. Amianda, Mr. Ferrante, Mrs. Labow, Mr. Mania, Mr. Stewart, Mr. Roman and Mr. Nicastro

Absent: None

Also Present: Michelle Masser, Township Clerk; Dawn Sullivan, Township Attorney; Andrew Tatarenko, Business Administrator; Claudia Tomasello, Assistant Business Administrator, Robert Greenbaum, Mayor and Sherry Kolody, CFO

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

December 5, 2017 WS & PM (absent: D. Amianda)

President Nicastro: Mr. Amianda, would you approve Minutes from December 5, 2017, Workshop and Public Meeting?

Mr. Amianda: Yes Mr. President. I make a motion for approval of minutes of previous meetings on December 5, 2017, Work Session and Public Meeting, absent D. Amianda.

Mr. Roman: Second.

President Nicastro: Any discussion? Roll Call please.

Roll Call: Passed with the exception of Mr. Amianda abstained

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/ OTHER TOWNS

1. Email received December 4, 2017, from Sustainable Jersey regarding December Sustainability Hero Announced.

2. Email received December 8, 2017, from NOFA-NJ regarding NOFA-NJ Bulk Order.

3. Publication received December 13, 2017, from The Land Conservancy of New Jersey regarding Environmental Education is a Key to Our Mission.

4. Email received December 14, 2017, from Raritan Headwaters regarding Imagine if we weren’t here.

STATE AGENCIES

5. Email received December 1, 2017, from New Jersey Department of Environmental Protection regarding NJDEP: Weekly Update.


MSA/MUA

7. Email received December 8, 2017, from Musconetcong Sewerage Authority regarding MSA 2018 Meeting Schedule.
MORRIS COUNTY

8. Email received December 7, 2017, from County of Morris regarding This Week in Morris County: Pearl Harbor Day Remembered.

9. Email received December 8, 2017, from County of Morris Planning Board regarding MCPB Meeting Minutes.

10. Email received December 14, 2017, from County of Morris regarding This Week in Morris County: Morris Radio Station Goes Dark.

UTILITIES

11. Email received December 11, 2017, from JCP&L regarding JCP&L and Affordable Housing Alliance Hold Walk-In Events for Low Income Home Energy Assistance and PAGE Applicants.

12. Email received December 14, 2017, from JCP&L regarding First Energy Building New Center for Energy Technology.

President Nicastro: I open the hearing to the public on Ordinance #24…

Mr. Roman: What about Correspondence?

President Nicastro: I’m sorry. We have 12 Correspondence. I’m sorry. Thank you. Does anyone have any questions on the Correspondence?

Mr. Roman: Nope.

President Nicastro: Thank you. Sorry about that. I open the hearing to the public on Ordinance #24-2017,

ORDINANCES FOR PUBLIC HEARING

Ord.#24-2017 An Ordinance of the Township Council of the Township of Mount Olive, County of Morris, State of New Jersey to Amend and Supplement Chapter 550 “Land Use” to Establish Definitions and Standards for a Planned Unit Residential Development for the FTZ-4 Zone District.

President Nicastro: Mr. Ferrante.

Mr. Ferrante: I move that Ordinance #24-2017 be introduced by title and passed on first reading and that a meeting be held on January 16, 2018 at…

President Nicastro: No.

Mr. Roman: No.

President Nicastro: It’s the second reading.

Mr. Roman: It’s the second reading.

Mr. Mania: Second reading.

Miss Masser: It’s the second reading.

President Nicastro: Second reading. Sorry.

Mr. Ferrante: All right. I move for adoption and final passage of Ordinance #24-2017.

Mrs. Labow: Second.

President Nicastro: Does anyone from the public wish to be heard on this Ordinance? If you did…just please go up and state your name and address for the record please.
Ms. Marlow: My name is Rachel Marlow. I live at 39 Oakwood Village, apartment five. I just have some questions about the Open Space.

Mr. Mania: Why don’t you pull the mic down maybe we can hear you?

Ms. Marlow: Yes, I’m a little short. I just have some questions about the Open Space provisions. I think if the Open Space provision is required as part of this odd Ordinance, that it gives the Township a lot of opportunity to be more stringent as far as Open Space requirements. It does give this permission that Open Space must be included, but it could be included for only the people that live in this residence. I want to make sure that it doesn’t include retention basins which are technically an Open Space use, but would not be to the benefit of the public.

President Nicastro: Chuck? Yes Chuck, you’re good. That’s fine.

Mr. McGroarty: Open Space would exclude and always, well not always, but has in recent past we’ve made changes. Open Space would never include storm water detention basins or other utilities. Open Spaces and the Ordinance is clear about it, it has to be contiguous, so that it’s not just checker board kind of arrangements to reach that 40 percent threshold. There are some legal issues in terms of whether or not you can compel that land to be dedicated to the Township or to a non-profit entity, but in any event it will be Open Space and it will be…there’s no reason why certain easements and access easements and alike can’t be required as well. The Town Ordinance does mandate that the first offer be made here to the Governing Body to see if the Town is interested…

President Nicastro: Interested.

Mr. McGroarty: …in accepting it.

Mr. Roman: Chuck, I assume that the tot lot that’s proposed…am I confusing applications?

Mr. McGroarty: Nothing yet is proposed here.

Mr. Roman: If there were like say as part of the Affordable Housing there would be a playground tot lot…

Mr. McGroarty: Right.

Mr. Roman: …that would be part of the Open Space?

Mr. McGroarty: No, I don’t think so. I would have to look at the Ordinance again. Generally not, generally it is not. For example, down in Regency at Flanders, where we have the Affordable Housing component which is Crescent. There is a tot lot there, but that is not part…and the Affordable Housing which is Marveland Crescent as it’s known now, but that is not part, it was never part of the total calculation of Open Space for Regency.

Mr. Roman: Okay. Thank you.

Mr. McGroarty: We generally wouldn’t. It’s insignificant…

President Nicastro: Right.

Mr. McGroarty: …and it’s really geared. To your point Mr. Roman, Councilman Roman, it…that land, those kind of facilities are protected, I mean they are for the residents. There is a certain amount of security issues there, so they could be secured. They’re not necessarily open to the general public as the rest of the Open Space track would be.

Mr. Roman: Okay.

Mayor Greenbaum: If you look at Regency, we got the horse farm, we got the farmland, we got the buildings in back, we got the race…the track. We’ve got some excellent Open Space…

President Nicastro: Open Space.

Mayor Greenbaum: …which has already been used for the benefit of Mount Olive Township in a number of different ways. Obviously, the Open Space element would be subject to their application before the Planning
Board as well, to be reviewed by the Planning Board in terms of the appropriateness of what they’re looking to offer the Town. I do recognize that there are legal issues involved in terms of mandating Open Space. Obviously, I’ve been involved in litigation related to it.

**Ms. Marlow:** Then the only other thing that I would add is that if you have the opportunity to add easements that you consider trail access, which would butt to Allamuchy State Park.

**Mayor Greenbaum:** Excellent point. We always look for trail access and trail development where we can and because of its location both in terms of its proximity to the Morris Canal and Allamuchy State Park that the most appropriate Open Space on that property, subject to the development plans of the developer would relate to somehow connecting it into both of those opportunities for passive recreation.

**Ms. Marlow:** Excellent. Thank you so much.

**President Nicastro:** Thank you. Anyone else? Just go up and state your name and address please for the record.

**Ms. Segonis:** Irene Segonis. I’m at 37 Mount Olive Road in Budd Lake. I have lived here since May 16, 1980 and I’ve seen this movie played many times before. We add more residential units and our schools become overcrowded. Soon we are losing our soccer fields, so that we could spend millions of dollars on a Middle School. How many children are going to be added to our school system? How much is this going to cost us? How many residential units is this going to be? I’ve seen it happen again and again. Our taxes go up, my friends have to move out of Town because the taxes are too high. We have plenty of vacant apartments, plenty of homes that are not being sold here. I really…I see no use for this. Another thing, in regards to the businesses, I have a business. When we looked for our business, we looked for an industrial place. We…if somebody moved in where we’re doing our business right now and they made a residential area, that would not be fair to the business that has been there for how many years. This is my problem with this. Thank you.

**President Nicastro:** Thank you.

**Ms. Segonis:** I don’t know if anyone wants to answer that.

**President Nicastro:** Does anyone…I don’t know if we have final plans on anything as far as housing and all to go.

**Ms. Segonis:** I did hear some kind of, I’m sure it’s probably a rumor that there was somebody, there were plans in place. That there was somebody here, but maybe that’s…it could be just a rumor, but you’re making it easy for whoever might have these plans to come in. This should be still zoned the way it is. Why would you change that?

**Mayor Greenbaum:** I can answer that.

**President Nicastro:** Mayor. Mayor.

**Mayor Greenbaum:** First of all, the way that it’s currently zoned, it is useless property. No one will build it, it’s laid vacant for…ever since I’ve been involved in, since probably year 2000. There were studies which came in, independent studies which indicated that the best and highest use for the property was actually a mixed-use residential and commercial component, which is what this particular Ordinance does. With respect to taxes, I can tell you since I’ve taken over, I haven’t raised taxes once. The School Board is entitled to take a two percent increase, that’s it, that’s what they take. Also, my understanding of the enrollment within the school system is that we have a declining enrollment moving forward and that there is currently room in the schools. I don’t expect that this in any way will add to the tax burden. In fact, an analysis of what this will bring to the Township is significant in terms of maintaining no additional increases in taxes. Without continued growth you will start to see incredible increases in your property tax. I am telling you, without continued growth you will see incredible increases. The manor in which the Municipality and all Municipalities run, is that you need growth. Without growth some of the Towns are starting to have to shed off services. If you want to live in a Town where you don’t have 49 Police Officers, but you have 20, you don’t have maintenance of your facilities, you don’t run a library, then you can get by without having growth. If I could turn this property into the commercial entity that it was originally expected to be, that would be a grand slam, but that’s what this property will yield when you look at it from a property use perspective which is exactly what the study…Chuck, do you remember who did the study?

**Mr. McGroarty:** Yes.
Mayor Greenbaum: Land Institute?

Mr. McGroarty: Urban Land did.

Mayor Greenbaum: Urban Land Institute, a non-political. The bottom line is that this is the most productive use for this property, they will probably have to do some kind of reconfiguration of where people are sending their kids to school at some point down the road. It may be ten years down the road, but I don’t expect them to have to build another school. Without them having to build another school there really is no negative tax…

Ms. Segonis: I’ve heard this before too as the developments are going on. I’ve been here for a long time and I’ve heard it again and again.

Mayor Greenbaum: One thing…one thing I can assure you…

Ms. Segonis: Another thing is, our water situation too…keep on building and having people draw down on the underground water supply, climate change is real and that is an issue too. You keep on bringing more and more people in here and more and more people using the resources, the traffic, all these things.

Mayor Greenbaum: Okay, let me explain a couple of things to you. Number one, 80 percent of Mount Olive Township is in the Highlands Preservation Area, it cannot be developed, period, it’s Open Space. All you can do on a piece of property that’s in the Highlands Preservation Area, let’s say you own a 40 acre track, you can build one house. That’s all you could do. Eighty…

Ms. Segonis: If you’re bringing those people in over there…

Mayor Greenbaum: Can I finish please?

Ms. Segonis: …they’re drawing down on the well.

Mayor Greenbaum: Irene, can I finish please? Eighty percent of the Town cannot be developed. Without further development in the Town and this is the concept that you’re not agreeing with me on, you’re entitled, without further development, I can tell you I do budgets, I’ve done budgets for the last 20 years in this Town, both as the Mayor and as Councilman. If you don’t have continued growth you will start to see your taxes go up significantly and you will see a reduction in the services that we have bent over backwards to maintain. We look for Shared Service opportunities with other Towns that don’t have growth, like Netcong, like…

Mrs. Labow: Dover.

Mayor Greenbaum: …Dover, like Mount Arlington. All of the Towns that don’t have growth aren’t able to provide services to the residents because the taxes would go through the roof. At some point the State of New Jersey has come down and said you can’t spend more, it’s a two percent property tax increase and you would start to lay off your Police Officers, you’d start to have maintenance issues in your park. One of the things that we are tasked with up here and I have worked very hard to do is to promote business and to promote growth in the Township. Mount Olive is not Chester, it’s not Mendham. We don’t have 20 acre tracks on pieces, we have apartment complexes, we have developments that grew up around the lake, we have homes that have been built in 60’s, 70’s and 80’s and we are more akin to a Parsippany than we will ever be to a Parsippany…to a Chatham or a Chester or a Mendham. It’s just the way that the Town developed, long before I was here. We have one opportunity left in Town to develop and it’s really this far side of the Town that’s on the north side of Route 46 that’s in the Trade Zone.

Ms. Segonis: I understand where it is.

Mayor Greenbaum: That’s it. There’s nothing left to develop.

Ms. Segonis: I walk there.

Mayor Greenbaum: Zero. Without growth there, to leave it fallow does not do the residents of Mount Olive what you think it’s going to do.

Ms. Segonis: Do we have some numbers of how many residents this would add and how many children this would add?
Mayor Greenbaum:  We don’t know until we actually see applications that come in.  We haven’t had a formal application submitted because they’re waiting for the zoning change.  The zoning change also in parts…it impacts in part the sale of 57 acres that the Town is selling, which has to be appraised based upon the new zoning.  The Town is standing to benefit actually from a $3.5 million land sale, which again will go to stabilize taxes and / or to develop other kind of recreational activities in the Township.  It’s very complicated, I recognize, I came in…when I came into office I had the same view that you had which is we don’t need any more residences in Town, we don’t need to educate any more kids because once we start to educate kids, it’s a revenue that’s…that is far less than what it costs to educate a kid.  When you look at the number actually, what it cost to educate a kid, it’s part physical plant and it’s part extra teachers that need to be brought in and it’s part whatever kind of equipment that you have to provide for the kids.  If you don’t have to build a new school, then the influx of children to a certain extent is a good thing, to a point.  Obviously, if your classes get oversized, we’re not there.  Our school system is incredibly good.  The numbers that we see in terms of their reputation, in terms of where they are viewed, in terms of the overall State program, it continues to move in a very positive direction.  The Board of Education has done a fantastic job in terms of providing opportunities for our children.  Ultimately, if you have a declining balance you end up closing facilities, which is something that you want to try and avoid.  I foresee Netcong in the next ten to fifteen years will cease to exist as a Municipality because they’re have no growth.  They’re not going to be able to educate their kids on the elementary level because they’re not, they going to have to start closing facilities.  Those are the things that we look to try and avoid, we look at planning in terms of what is the School Board telling me in terms of where the number of children are going.  Developments like Flanders Crossing, which put 200 or 300 kids into the school systems, now has a turnover, you’re not seeing the same number of kids out of Flanders Crossing and Bennington.  You still see some turnover, but it’s not that instant influx of children that came at one particular point in time.  I feel very comfortable that this is the right decision…

Ms. Segonis:  This is 50 acres, town houses what I’m reading, it’s very concerning to me.

Mayor Greenbaum:  It’s…go ahead Chuck.

Ms. Segonis:  I just think that it’s going to be a tax on our resources.

Mr. McGroarty:  If I may.

Ms. Segonis:  Yes.

Mr. McGroarty:  One point…everything that as the Mayor laid out, that is exactly the future that we’re looking at with eighty percent of the Town restricted against development, but one other thing just to remember as I mentioned before, this is part of the Town’s settlement agreement.

President Nicastro:  Right.

Mr. McGroarty:  We have external factors that we have no control over and have to either respond to or ignore at, I’ll say our peril, because if…the Town has already gone through a builders remedy lawsuit in the past and it’s the Woodfield Development.  That’s a density and I’m not casting aspersions on the development, but that’s at a density of…it’s close to 12 units an acre as I recall.  Just a couple of thoughts.  We had an Affordable Housing obligation for the next ten years.  We started out with an obligation of 1,246 units.  We have negotiated that down to 643 units.  We applied almost 400 units of our existing inventory.  We…the Mayor looked at this and we said let’s look at this area and see if we can address our balance of 200 some units and that’s what we’re looking to do.  We’re coming in, as I mentioned before at a residential density in this Ordinance of six units an acre, which that may sound like a lot, but it’s nothing.  The apartment complexes in Town are 12 units an acre, Woodfield is almost 12 units an acre.  That’s the kind of…this is half the density that those projects would be.  Just another point, if the Town does not act proactively, it runs a risk of being sued again.

Mayor Greenbaum:  I didn’t bring up the COAH aspect.  We have an obligation to build, almost 700 units, Chuck, in total?

Ms. Segonis:  I thought he said 200.

Mayor Greenbaum:  It may have gone to 200 because we have been proactive from…

Mr. McGroarty:  That’s right.

Mayor Greenbaum:  …the get-go.  We’ve always been very good, but we have an obligation to build another 250 low-income / moderate-income housing under our COAH obligation.
Ms. Segonis: Isn’t the one on Route 206, I mean on Route 46, the new… is that?

Mayor Greenbaum: That has… no, no every… we’ve been very proactive in terms of our COAH obligation because we went through a period where we got sued and Woodfield resulted from it. I live there, I love living there. Ultimately, what happens is if you don’t meet your obligation the builder has the right to come in and basically you usurp the local zoning. We come in at six, we satisfy our COAH obligation on the north side of Route 46 in the Trade Zone and we avoid those property owners coming in later and saying you didn’t meet your COAH obligation and therefore we’re going to come in at six units per acre, but at 12 or 15 units per acre to fulfill. Ultimately, there’s… there is going to be residential over there because 80 percent of the Town can’t be built on, that’s the only area that can be built on. We’ve taken a proactive approach, both in terms of revenue generation and to fulfill our COAH obligation down the road.

Ms. Segonis: I want to… for the businesses as a business owner, you should really put it in the Ordinance that they have a big buffer because when you’re running a business, you’ve got trucks in and out or machinery going, you need that buffer from the residences. They might go in there, they might look at their house when the business is closed and not realize that the business makes noise and you really should have it written into the thing. I want to… I’m a business owner, I’ve had a business for 30 years and I feel for you guys. I’m still concerned. I hope that I can stay living in this Town. My kids can’t afford to live in this Town, but I hope that I can afford to and my friends can afford to.

Mayor Greenbaum: I don’t disagree with you. Seventh year in a row that I’m introducing a budget that has no tax increase on the Municipal side.

Ms. Segonis: Well I wish I would see a tax decrease. When we had the assessment, my taxes doubled, so and I had to get another job. That’s where I still am at.

Mayor Greenbaum: Let me explain something, first of all, tax decreases are not good financial planning from a Municipal perspective. Leaving that aside, for me to reduce your taxes by $100.00, $100.00 which I’m not minimizing, but certainly wouldn’t change your tax, I’d have to cut a million dollars out of my budget, which I don’t have that kind of discretionary dollars. The effort really is to maintain what we have, to do some improvements through creative financing and to not to plan out as long into the future as I can, not to increase taxes, which we haven’t done at all. Yes, you know what I probably could reduce your taxes by $100.00 not much more than that, but ultimately you would end up seeing an increase in your taxes somewhere down the road because we try and smooth out those instances. There are so many different factors that come into what we do, healthcare cost, liability cost for the Township, things which are totally…

Mrs. Labow: Maintenance.

Mayor Greenbaum: … employee cost… what’s that…

Mrs. Labow: Maintenance.

Mayor Greenbaum: Maintenance.

Mrs. Labow: Yes, we went through that.

Mayor Greenbaum: Pension cost that are passed along by the State of New Jersey. The discretionary dollars that we have are very limited.

Ms. Segonis: I run a business and I understand, but I just…

Mayor Greenbaum: I would love to be able to decrease taxes too its not the right thing. It wouldn’t change most peoples lot in Mount Olive for me to reduce their taxes by $100.00 and cut a million dollars out of my budget somewhere.

Ms. Segonis: Thank you for your time.

President Nicastro: Thank you very much. Does anyone else have any… state your name and address for the record please.

Ms. DeHavon: My name is Deana DeHavon. I live at 56 Village Green, apartment H in Budd Lake. I’m concerned with the mandatory Affordable Housing provision. While I appreciate that we’re going to meet that in the Town, there’s a part of it that allows a developer to elect to locate the required properties on separate lots,
possibly from the other regular units. I think that’s potentially discriminatory. Why separate the low-income lots from a regular lot?

Mr. McGroarty: The value in having the flexibility is actually in years past, Council On Affordable Housing (COAH) had language in their regulations where there were rules discouraging that kind of a practice, not prohibiting it, but discouraging it. We found that the actual developers of the Affordable Housing want to be separate. For example, Marveland Crescent. Toll Brothers developed the sight, but Marveland Crescent is owned by a separate company, Community Investment Strategies. What they do, they are specialists in Affordable Housing in New Jersey. They own and they operate their own facilities and they have an extremely good reputation and we’re very glad to have them. It’s important for them to have their own parcel of land that they own, separate and apart from the...a fee simple lots that are part of Toll Brother’s Development. The other reason is, there are times, and again Marveland Crescent is an example and the project which is starting construction on Route 46 will be another one, there are times when the affordable units are in a different kind of housing type. For example, they’re in a three-story apartment type of unit, whereas the rest of the project are townhomes. You can’t really blend them together and it’s just the nature of who’s building Affordable Housing, what kind of units that they’re inclined. We can’t just tell people you’ve got to make every fifth or every eighth townhouse an affordable unit. We don’t have that authority to do that. What we’re trying to do is create a situation where certainly we don’t want to discriminate against low and moderate-income household communities and they’re designed and I think you’ll see this with Marveland Crescent for example...

President Nicastro: It’s beautiful.

Mr. McGroarty: …that project, they have a direct, in addition to the tot lot, they have a direct walkway into the Town park. They’re free to wonder and walk and play and ride their bikes and whatever in the rest of the development. I don’t think it’s restricted in the sense that people get that perception. A lot of time there’s a legal reason to separate the properties.

Mayor Greenbaum: With regard to Marveland, I remember that there was an extreme financing situation that they needed to go the State on…

Mr. McGroarty: That’s exactly right.

Mayor Greenbaum: …to get the financing. If it had not been on one parcel of land, the financing would have been a complete nightmare.

Mr. McGroarty: Exactly.

Mayor Greenbaum: I think that we’ve shown a track record because every development that we…every development that we have approved over the last, I don’t know, 15 years, 20 years, has had a 20 percent set aside for affordable and moderate housing and nowhere in Town is there a development where it’s discriminatory in terms of the way that it was set up. It was set up logistically for various reasons and I know that ultimately it goes before the Planning Board as well and the Planning Board looks at the issue. I would suggest that when it comes up if you really have an interest in terms of and I guess you do, where the Affordable Housing is going to be located on any particular application then that would be the place to actually look at it, understand the reasoning why it’s done that way and to make suggestions at that point which I’m sure that the Planning Board would view very positively.

Ms. DeHavon: Are the current low-income housing units separate now or are they blended in?

Mr. Roman: Separate.

Mayor Greenbaum: I can tell you at Marveland they’re separate. They going to be separate at Mountain Ridge.

Mr. McGroarty: They’re separate at Woodfield.

Mayor Greenbaum: Separate at Woodfield.

Mr. Roman: Morris Chase.

Mayor Greenbaum: They’re separate at Woodfield.

Ms. DeHavon: Okay.
Mr. Roman: They’re separate at Morris Chase.

Mayor Greenbaum: Do you know Woodfield at all?

Mr. McGroarty: Morris Chase doesn’t have…

Mayor Greenbaum: No. If you come in off of Drakestown Road into Woodfield…

Mr. Roman: Or is that Morristown?

Mayor Greenbaum: …where Camelot…the sign Camelot is. The housing units when you first come in that are more of an apartment style, condo, those are the Affordable Housing. I can tell you that, although they’re low and moderate income, they’re not built that way, they’re all built…they’re beautiful facilities, they’re nice units. Generally the people who have incomes probably somewhere in the $50,000.00 - $60,000.00 range I guess. They’re well maintained because they’re run separately as by different owners than the people who actually developed the properties.

Ms. DeHavon: It just seems…I guess I don’t know as much about it, but it still seems like it’s segregating the low-income. It just bugs me.

Mayor Greenbaum: I understand your concern, but I think you have to really understand the way in which they get built, the nature of the financing, the way that they’re run and they’re not…generally they’re not going to be the same type of units, as Chuck explained, that are in the market rate area of any particular development so you can’t really put three-story condo KHov kind of building in with two-story houses. It would look just kind of…

Ms. DeHavon: I guess there’s no possibility of just building them all the same?

Mayor Greenbaum: I don’t think that’s the way that it generally gets done in practice, but again I’m not an expert on Affordable Housing. I would suggest that when the applications come up, you go to the Planning, it should be interesting.

Ms. DeHavon: I’ll continue to research it.

Mayor Greenbaum: Yes, it’ll be interesting.

Ms. DeHavon: Thank you.

President Nicastro: Thank you very much. Anyone else? Just state…you can go up, just state your name and address for the record please.

Mrs. Caufield: Hi, I’m Susan Caufield. I live at 17 Chickadee Road in Budd Lake, New Jersey. I’ve lived here since 2001. My husband is a retired Firefighter for the Newark Fire Department and I work at the Mount Olive High School, I work for the Board of Education. I would like to ask for clarification on the part of the Ordinance that says quasi-public use, I’m not really understanding that directly. I also want to have some kind of numbers that we’ve looked at maybe about the implications of a gated community here in Mount Olive, that that’s also in the paperwork.

Mr. McGroarty: Quasi-public is generally Houses of Worship, things of that nature, clubs, social clubs. Public being Municipal Buildings, Library, Schools. Quasi-public is in that other kind of category. That’s just sort of a traditional zoning definition.

Mayor Greenbaum: Hospital.

Mr. McGroarty: Hospital.

Mrs. Caufield: You use those specifics as a category.

Mr. McGroarty: Yes, in zoning what we do, I can…don’t have the Ordinance in front of me…but if that’s among the uses that we call permitted principal uses that means for example, take for example, the BASF building, I’ll call it that, but it’s empty now, it’s been empty for 13 years by the way and doing nothing for the Town up there. If that building were renovated as the study recommends, there could be a component of it that’s a health clinic for example and that would be a quasi-public use. If the developer came in and said I’ve
got 900,000 square feet of building here, I’m going to divide it up, I’m going to have some apartments, I’m going to have some retail, I also would like to have a small health center, maybe a rehab center or whatever it may be, we…then the Planning Board at that time would not be faced with a situation in saying to that developer, well wait a minute you can’t do that there, you need to get a Use Variance and it becomes a more difficult and protracted process. The quasi-public uses are considered generally to be very compatible with these kinds of developments because again it’s the sort of thing that we all use. It might be a small, like I said, it might be, the Mayor said hospital, a small health clinic, it might be…they might even build in some kind of a, like I said, a House of Worship or something of that nature. You mentioned something else, but I can’t remember.

**Mrs. Caufield:** About the gated community.

**Mr. McGroarty:** It doesn’t specifically say it will be a gated community.

**Mrs. Caufield:** Right.

**Mr. McGroarty:** That’s an option that’s open to any developer. I’ve never encountered an Ordinance that says you cannot do it, but I’ll defer to Attorney’s on that question. There are a number of developments that choose to become gated communities and again there’s another reason why sometimes the affordable units are separated out because the market units choose to limit access to the area and that’s their right.

**Mrs. Caufield:** If it’s only maybe going to be covered in these plans, we don’t do any research on the implications of, if they choose to do something like that, what the impact would have?

**Mayor Greenbaum:** Like what, a gated community or a quasi?

**Mrs. Caufield:** Yes. The gated community or any of the other things that you say you don’t really know who’s going to be there or if they’re going to do this or if they’re going to do that. You understand my question?

**Mr. McGroarty:** I think I do.

**Mrs. Caufield:** Okay.

**Mr. McGroarty:** I think you’re saying, why are we putting all these…I think and tell me if I’m wrong, but you’re saying why are we putting all these different possibilities although I don’t think we say anything about gated communities, I don’t use that term in Ordinances, so I don’t recall that being in there. You’re saying, if you allow for all these different possibilities, I guess your question is, why are we doing that?

**Mrs. Caufield:** No, my question is do we research what the impact on the community would be if they choose to do any of the possibilities that we’re going to allow them to do?

**Mr. McGroarty:** Yes. Yes. That’s why you have a Master Plan and the master…

**Mrs. Caufield:** That’s my question…

**Mr. McGroarty:** I’m sorry I misunderstood.

**Mrs. Caufield:** …is what’s the impact of a gated community?

**Mr. McGroarty:** I can’t tell you what the impact of a gated community. Marveland Farms down there will have a…will be a gated community to the market units. There’ll be a gate, literally a gate and they will have controlled access. The affordable units, of course, are separate and apart from them so they will not. Will the…excuse me?

**Mrs. Caufield:** The place you’re talking about, where is that?

**Mr. McGroarty:** It’s right across from the County Golf Course on Pleasant Hill Road. It’s the new development going on now, Regency at Flanders. It’s a development, it’s the old horse farm down there and track. The fact that the 200 and some homes that’ll be market units in there will be accessed only by through a gate and controlled by that community, I don’t think it affects the Town at all. As a matter of fact, the Mayor mentioned earlier, we got…the Town got a substantial amount of Open Space on the other side of Drakesbrook
down there which is dedicated Open Space and free and available to all our residents. I think you were doing horse training or something down there at one point.

Mayor Greenbaum: We’ve rented out the horse facility, so it becomes a revenue source for the Township.

Mrs. Caufield: You don’t think that we haven’t done any research…

Mayor Greenbaum: The research is…

Mrs. Caufield: …or looked into anything? We don’t have an existing gated community here.

Mayor Greenbaum: I can tell you this…

Mrs. Caufield: We don’t…

Mayor Greenbaum: …the question is really kind of an unfair question and I’ll tell you why. Let’s look at an industrial, an area which is zoned as industrial. Any type of industrial business can come in. There’s no real way to do research into what one particular business would do versus another particular business. What I can tell you is that if they came in with a concept of a gated community, it would go through a full examination by the Planning Board who looks at a particular application. We here and I’m excluding myself because I am not a member of the Governing Body by statute…

Mrs. Caufield: Okay.

Mayor Greenbaum: …but the Governing Body, which is the Town Council, through the recommendations of my office which is the Administration, we attempt to conform the zoning consistent with the Master Plan that’s adopted and modified by the Township over a number of years. This particular Ordinance is consistent with the Master Plan, which is in place. Ultimately, any particular issue whether or not it be a health clinic, whether it be a church, whether it be a gated community that the applicant is going to come in with, would go through a full vetting process by the Planning Board with public discussion and ultimately a vote by an autonomous body which is the Planning Board. That’s really how the process works. There’s no way to really do research to find out whether or not a gated community in some fashion would change anything having to do with the way that the Town operates. It’s kind of like Panther Valley. I don’t know that Panther Valley changes anything in Allamuchy in terms of the way that…

Mrs. Caufield: You don’t know, he doesn’t think. I’m just asking for the research if there’s…

Mayor Greenbaum: Where would you go to get the research and what would you look at?

Mrs. Caufield: You would look at other places that had not had gated communities and then they have gated communities and any effects they might would’ve had…

Mayor Greenbaum: Chuck.

Mrs. Caufield: …any complaints they might would’ve had, any legal ramifications….

Mr. McGroarty: I can tell you that I have done this for, this will be 30 years this year and I’ve done it in a number of places. Places that are rural, places that are urban including Hoboken. Gated community in and of itself really has no impact on a Municipality. If a gated community…if the zoning, first of all, if the Master Plan anticipates residential development of some kind or another at some density or another and establishes that there are locations where that’s appropriate, whether there’s…whether the access to those particular streets and homes are controlled by a gate, there’s really…to me is of no consequence to the Township. If a gated community is designed in such a way that it impedes public access from points on the perimeter to trails in the like as the lady was speaking earlier, that’s a different issue, but that’s not going to happen here. We’re very clear about where the Open Space…we’re very clear that there has to be Open Space commitments. We’re certainly aware of the Morris Canal significance, which is why there’s a buffer built in. We’re certainly clear that there’s trails to the State Parks up there. All of that is going to be developed in. As far as…one can have a…maybe it’s an interesting conversation, I’m not sure sometimes, Planning it does get a little tedious, but we could say, we could debate whether gated communities are a good social procedure or not, but really it has no bearing in my judgment in terms of the development of the Township.

Mrs. Labow: Joe.
Mrs. Caufield: What I would like to say is that I really appreciate the time that you’ve given and taken… the… your experience and sharing and guiding me in learning how some of these things work. I am a tax paying citizen of this Town and I do want to have some input on how it goes forward in the future. I may have not been that participatory in the past, but I’m at a point now where I do have some time on my hands. I also want to share with you that in these explanations how beneficial it is to you because we will take these explanations and share them with our friends who don’t know the explanations and may just be assuming things because it’s not easy to get explanations of things. We hope that that just helps to make our Town better. We’re going to try to be… try to work with you guys and we’re going to have a voice in this Town and we have our own ideas about how we would like for it to go and that’s why I brought that up about the gated community. It’s not…I don’t really care if we have a gated community or not, but I would like for our Town to go in a certain way and it’s certainly not about gated communities, but that would certainly be okay with me too if we could develop that land, but we’re not going to… we want to understand what’s going on and maybe that would help us be more a part of the Town. We will be trying to learn more and hopefully trying to help the Town Council in any way that we can.

Mayor Greenbaum: I have certainly made myself available to the residents to come and speak, to let you know what I know, to let you know why certain decisions are made. I put it out there that you’ve let me know, I’ll come with a bottle of wine, we’ll sit down and we’ll talk about whatever it is that you want to talk about in Town. I recognize that almost everybody in this room is either a Mount Olive taxpayer, resident, business owner and everybody’s got a stake in the game. No more so than anybody sitting up here.

Mr. McGroarty: Thursday this week, Planning Board, in this room…

Miss Masser: Mayor, if I may just…

President Nicastro: Podium.

Miss Masser: Chuck.

Mr. Roman: Podium.

Mayor Greenbaum: Yes, podium.

Miss Masser: Podium.

Mr. McGroarty: Sorry.

Mr. Roman: Your words need to be recorded.

Mr. McGroarty: Sorry. This Thursday night in this room 7:00 pm, Planning Board will be going over the Housing Element and Fair Share Plan. It is going to be riveting and I invite everyone to come, but it will be informative, I hope. For those folks who are interested in these numbers that we’re throwing around here, that will be a good forum to attend if you’re interested.

Mayor Greenbaum: Thursday night, what time? 7:00 pm?

Mr. McGroarty: 7:00 pm, yes.

Mrs. Caufield: Okay, I would like to say that I appreciate that invitation and as riveting as this meeting has been and the ones that I have, with my limited time, been able to attend that probably scheduling, I know that you guys have spent many, many more hours than us devoted to this Town, but that doesn’t minimize what I feel like I can do and what I’m trying to do at this point in time. If I can make it Thursday night, I’ll be here, if not maybe someone can stream that live to my house and I will watch it and be a part of that even if I can’t physically be here. Thank you.

President Nicastro: Colleen.

Mrs. Labow: I just wanted to say that with the Regency and the Marveland Crescent, no one’s mentioned this part of it, but the Regency is 55 and older community, so it has restrictions right then and there and one of the reasons why the other, Chuck correct me if I’m wrong, the reason why it’s over there because they don’t meet the requirements of 55 and over. Also you would want to have, if I was 55 and older and I was spending nearly a million dollars on one of those houses, I would like to have a gated community also because the idea is it’s 55 and older. That’s just one point that I wanted to bring out. The other thing that I would like to say is that
with…when I first got involved in politics and elected to the Council, I went to the Planning Board meetings and Chuck probably saw me there lots of times, I went every single meeting, I learned so much, it was incredible. Just something…that’s where you…I’m mean you can come to Council meetings, you’re always welcomed of course, but when you want to learn about why things are done the way they’re done and why one property is built on, the other one isn’t, it’s the Planning Board, it’s very, very informative. Chuck has, I’ve known Chuck, I don’t know Chuck, 30 years now I guess and Chuck has been so informative, it’s like any questions you have Chuck is the guy you go to and you really get a good understanding of what makes the Town. One last thing I just want to say is another thing the Mayor was talking about, if you want to have your taxes reduced, you cut taxes, you loose services, but the other way to keep our taxes stable is to bring in revenue. That’s what some of these parks that they’re working on, you’re bringing in revenue. There’s…tax point is, what is it Sherry $300 and something thousand?

Mrs. Kolody: $300,000.00 Colleen.

Mrs. Labow: How much?

Mrs. Kolody: $300,000.00.

Mrs. Labow: $300,000.00 even. In order to keep our taxes the same or reduce them at all or make good use of our money, we have to either bring in $300,000.00 in revenue or we have to loose services. We don’t want…we tried that a few years back when an attempt was made to reduce the staff to bring down a point which ended up not working out so good because then they had to pay unemployment and the staff that was let go took care a lot of the maintenance. A couple of years later, we were spending a couple of hundred thousand dollars in repairs to our structure, our buildings because we didn’t have anybody taking care of them. All these things I know when you…before I got involved, I thought a lot of the same things that you ladies are thinking and then once I got involved I realized that I just…I didn’t know the depth of it, I didn’t understand each part of it. There’s…we all work very hard to do the best job possible to make our community as good as it can possibly be and we like to take suggestions and invite anybody to come and let us know what your thoughts are. Please don’t think that we’re just doing things to, there’s no fast roads here. We’re just trying to do a good community. That’s it.

President Nicastro: Mr. Mania, did you have something?

Mr. Mania: Just a point of information. Originally Mountain Ridge, the development that’s going on, on Route 46, that was approved as 55 and older. When the owner couldn’t market it, he went to the New Jersey Legislature and they said he could come back to the Planning Board and we could rethink about a gated…about a 55 and older community, so that’s why it’s not 55 and older anymore. The New Jersey Legislature allowed him to do that.

President Nicastro: Thank you. Thank you, while we do appreciate your comments and concerns and it’s good, any questions always helps us as well to get the feedback from everybody, we do appreciate it. Does anyone else wish to be heard on this…go ahead…

Ms. Segonis: I just…I don’t have to go to the podium.

President Nicastro: Yes you do.

Ms. Segonis: I wanted to make two comments. Woodfield, the apartments that are…the three-story apartments, I have been there this summer and I noticed that the concrete was flaking off there. I saw a difference between the townhomes and those apartments. I didn’t realize until tonight that those were the low-income units. I would suggest that you look at the concrete work there because I thought that it was perhaps could be dangerous at one time, where you go up the stairs in the middle. Another thing about gated communities, my son-in-law is from St. Louis and it’s full of those gated communities and I really don’t think it’s a good idea. You have to drive around to find the entrance to where you want to be and it’s just…it closes people off from each other and I don’t really see a benefit to a gated community. For the over 55, I can sort of see that, my parents lived at Fox Hills for a little time, but I don’t really see a benefit for that. That’s all from me. Thank you.

President Nicastro: Thank you. Appreciate it. Anyone else? Seeing none on that Ordinance. I close to the public. Dawn, you have something to add to the Ordinance or change?

Ms. Sullivan: Yes a very small typographical change. It does not change the substance of the Ordinance in the least. On page 12, paragraph B, on the third line down, it references subsection roman numeral three, that
should be a reference to paragraph C below it. When the revisions were being made, this one reference was not caught. It’s been made, it’s been corrected, it’s been provided to the Clerk, so you have the final good version and as I said it does not change substantively this Ordinance in the least.

**President Nicastro:** It’s just a reference.

**Ms. Sullivan:** Just a reference.

**President Nicastro:** All right. Thank you. We had a discussion, I guess we’re…where am I here now…Roll Call please.

**Miss Masser:** We need a second.

**President Nicastro:** We needed a second. Who…

**Mr. Roman:** Second.

**Mrs. Labow:** I…

**President Nicastro:** You…yes, I’m sorry.

**Mr. Mania:** Colleen seconded.

**Mrs. Labow:** I think I…I did, I seconded it.

**President Nicastro:** Seconded…Colleen seconded.

**Mr. Roman:** Retract my second.

**President Nicastro:** Retract your second.

**Miss Masser:** I didn’t hear her.

**President Nicastro:** All right. Roll Call please.

**Roll Call:** Passed unanimously

**President Nicastro:** Ordinance #24-2017 is passed on second reading and I hereby direct the Clerk to forward a copy of the same to the Mayor and publish the notice of adoption as required by law.

**ORDINANCES FOR FIRST READING – None - 2nd reading January 16, 2018**

**CONSENT RESOLUTIONS AGENDA:**

Resolutions on the Consent Agenda List are considered to be routine and non-controversial by the Township Council and will be approved by one motion (one vote). There will be no separate discussion or debate on each of these resolutions except for the possibility of brief clarifying statements that may be offered. If one or more Council member requests, any individual resolution on the Consent Agenda may be removed from the Consent Agenda List and acted on separately.


3. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Approving and Authorizing a Developer’s Agreement for Phases V, VI and VII for the Property Located at Block 4100, Lots 80, 83, and 84, Also Known As Route 46 and Chamberlain Road. (Mountain Ridge Estates, LLC)
4. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing the Expenditure of Affordable Housing Trust Fund Monies to Pay for Sewer Allocation Fees in Connection with the Habitat for Humanity Wallman Way Project (Block 2203, Lots 2 and 3)

5. Resolution of the Township of Mount Olive Authorizing the Cancellation of 2017 Appropriation Balances in the Current Fund.

6. Resolution of the Township of Mount Olive Authorizing the Cancellation of a Grant Balance.

7. Resolution of the Township of Mount Olive Authorizing the Transfer of Unexpended Storm Control Appropriations to the Accumulated Snow Trust Fund.

8. Resolution of the Township Council of the Township of Mount Olive Requesting Approval From the Division of Local Government Services for Insertion of a Specific item of Revenue Into the 2017 Municipal Budget ($39,984.10 For a Recycling Tonnage Grant) **Added 12/19/2017**

**President Nicastro:** We have eight Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Does anyone from the public wish to be heard on any Consent Resolutions? Seeing none. Closed to the public. Do we…Mrs. Labow…

**Mrs. Labow:** Yes, thank you.

**President Nicastro:** …can you move Consent Resolutions one through eight?

**Mrs. Labow:** Thank you Mr. President. I move Consent Resolutions one through eight.

**Mr. Mania:** Second.

**Mr. Roman:** Second.

**President Nicastro:** Any Council discussion? Roll Call please.

Roll Call: Passed unanimously

**MOTIONS**

1. Bill List.

**President Nicastro:** Mr. Mania, would you please move the Bill List?

**Mr. Mania:** Yes Mr. President. I move for the Bill List.

**Mrs. Labow:** Second.

**President Nicastro:** Any discussion? Anyone from the public on the Bill List? Seeing none. Closed to the public. Roll Call please.

Roll Call: Passed with the exception Mr. Nicastro abstained on check # 81560

**ADMINISTRATIVE REPORTS**

**President Nicastro:** Administrative Reports. Mayor, Andrew, Claudia, anyone?

**Mr. Tatarenko:** At 6:30 pm today, we had the public auction for 190 Tinc Road. We did have a successful bidder, so there’ll be a Resolution on the next meeting finalizing that sale.

**President Nicastro:** That’s good. Anything else? That’s it? Mayor, anything from Administration?

**Mayor Greenbaum:** I do. I have something I want to add.

**President Nicastro:** Okay.

**Mayor Greenbaum:** Since the last Council meeting as many of you know there was an incident in Mount Olive involving a person who went missing for the second time in a month period. I can tell you that I saw the
best in Mount Olive during that time both from the First Responders, the Police Department, the Community Outreach in terms of the amount of food and water and…

Mrs. Labow: Carrots.

Mayor Greenbaum: …carrots for the horses, everyone just wanted to help. In a trying time it was nice to see that Mount Olive pulled together as a community. Just wanted to thank everybody who offered to help, who helped and ultimately, God Bless the family and I hope that this is the last time that we have to do a missing person search in a long time.

OLD BUSINESS - none

NEW BUSINESS – none


LEGAL MATTERS

Ms. Sullivan: Yes Mr. President. First of all we just wanted to commend the Council on adopting this Ordinance #24-2017, it’s very important as discussed to the Affordable Housing obligation and settlement and also to the marketing and sale of the 57 acres that the Township owns currently. This is a really successful year, we wrapped up Cobblestone successfully with the help of Chuck McGroarty and the Township Professionals. We, as you know are in the process of wrapping up the Affordable Housing litigation with a significantly reduced number, the railroad cars are gone from the railroads, there are no pending tax appeals right now against the Township, so we had a really successful year. Our firm has enjoyed working with everybody here at the Township, they’re always very professional and helpful. We’d like to thank the Mayor and Council for your trust in and faith in us and we just want to wish everyone a Happy Holiday.

President Nicastro: Thank you.

Mr. Mania: Thank you.

Mrs. Labow: Thank you.

COUNCIL REPORTS

President Nicastro: Thank you as well. Council Reports. Mr. Amianda, anything on Board of Education or Seniors?

Board of Education Liaison Report
Senior Citizen Liaison

Mr. Amianda: Yes. Board of Education held its regular meeting on Monday, December 18, 2017 at the Middle School at 6:30 pm. It was Mount Olive Department of Athletics 2017 Fall Sports Board of Education Award Ceremony. The Board recognized team accomplishments of the students and coaches. The Board also recognized the two Board Members who were not re-elected. Dr. Larrie Reynolds also praised Mount Olive High School and Middle School Choir for representing the district at Carnegie Hall. That’s the end of the Board of Education report. Senior Citizen Liaison Report. Senior Citizen Club held a special meeting today, December 19, 2017 at the Senior Building. Next Senior Citizen business meeting will be January 2, 2018. Best regards from the Senior Citizens to all of us. Thank you.

President Nicastro: Thank you.

Mr. Ferrante, anything on Environmental, Lake or Library?

Environmental Committee - none
Lake Issues - none
Library Board Liaison – none

Mr. Ferrante: Nothing until next year.

President Nicastro: Mrs. Labow, anything on Economic, TNR or Open Space?

Economic Development Committee Report - none
TNR Program - none
Open Space Committee Report
Mrs. Labow: Just on Open Space, they just…we had a request that anything that…any funds that are going to be utilized out of the Open Space account, if we could have Council could and Administration could bring the Open Space Committee more in on the discussions.

President Nicastro: (inaudible)

Mrs. Labow: Yes, they’re just being…just want to be a little more active.

President Nicastro: Sherry?

Mrs. Kolody: We already changed the, I believe it was the code, so that any expenditures from Open Space are done via Resolutions, so they are brought to your attention.

President Nicastro: Okay.

Mrs. Labow: Thank you.

Mr. Roman: Thank you.

President Nicastro: Thank you.

Mrs. Kolody: Okay. The only thing that’s a little bit different there is when we appropriate money from Open Space trust to offset debt service which gets run through the budget process so you become aware of that through the budget process.

Mrs. Labow: Perfect.

President Nicastro: Perfect.

Mrs. Kolody: Any other expenditures, we always approve by Resolution.

Mrs. Labow: Great. Thank you.

President Nicastro: Thank you very much.

Mrs. Labow: I’ll let them know. Thanks.

President Nicastro: Thank you. Mr. Mania, anything on Legislative or Planning?

Legislative Committee Report – none  
Planning Board Report – none

Mr. Mania: No.

Board of Health Report

President Nicastro: Health Department, tomorrow is at 6:30 pm, here. It’s bittersweet, it’s my last Health meeting as Chair as Colleen will be taking over that in January.

Mrs. Labow: That’ll be good.

President Nicastro: Tomorrow 6:30 pm, here, will be that meeting. The final one of the year. Mr. Roman, anything on Recreation or Pride?

Recreation Liaison Report - none  
Pride Committee Report - none

Mr. Roman: I have nothing to report.

President Nicastro: Mr. Stewart, anything on MOTV or Community Action Panel?

MOTV Committee Liaison - none  
Community Action Panel Report

Mr. Stewart: Community Action did meet last week. We agreed on two different programs for 2018. One of which is driven by the State and County Health Departments, which is focused strictly on our four really big
companies in Town and then also a regular program like we’ve done annually which will be for the general community.

PUBLIC PORTION - none

COUNCIL COMMENTS

President Nicastro: Thank you. Does anyone from the public wish to be heard now? Seeing none. Closed to the public. Any Council Comments? Mr. Amianda?

Mr. Amianda: None.

President Nicastro: Mr. Ferrante?

Mr. Ferrante: Just want to wish everybody a Happy Holiday and a Happy and Healthy New Year.

President Nicastro: Mrs. Labow?

Mrs. Labow: Yes I’d like to wish everybody Happy Holiday, Merry Christmas, Happy Hanukah, Kwanza and Happy New Year. Happy, Healthy New Year.

President Nicastro: Yes, let’s hope.

Mrs. Labow: The big part…emphasis on healthy. Thank you.

President Nicastro: That’s true. Mr. Mania?

Mr. Mania: Happy and Healthy Holidays. God Bless.

President Nicastro: Mr. Stewart?

Mr. Stewart: Echoing the Happy Holidays and also thank you Andrew for the work you did on the recommendation for a video.

President Nicastro: Mr. Roman?

Mr. Roman: I too would like to wish everyone here on Council, the Mayor, the Administration, a Merry Christmas and a Happy New Year. Look forward to continuing 2018 the way we’ve been doing 2017. I think all of us here have done a great job and I especially appreciate the input from the public in helping us guide to make decisions. Thank you

President Nicastro: Thank you. Merry Christmas and Happy New Year and Happy Holiday’s to all as well. Do we have a motion to adjourn?

ADJOURNMENT - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 9:11 pm.

Joe Nicastro, Council President

I, Susan Gouveia, Township Deputy Clerk of Mount Olive do hereby certify that the foregoing Minutes are a true and correct copy of the Minutes approved at a legally convened meeting of the Mount Olive Township Council duly held on January 16, 2018.

Susan Gouveia, Township Deputy Clerk