MOUNT OLIVE TOWNSHIP COUNCIL MINUTES

June 13, 2017

The Public Meeting of the Mount Olive Township Council was called to order at 7:12 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; Susan Sharpe, Township Attorney; Robert Greenbaum, Mayor; Bob Casey, Interim Business Administrator and Claudia Tomasello, Assistant Business Administrator

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

May 30, 2017 WS & PM & Closed Session

President Nicastro: We have 25…oh wait, I’m sorry. Mr. Amianda, would you make a motion to approve the Minutes from May 30, 2017, Workshop and Public Meeting and Closed Session please?

Mr. Amianda: Yes Mr. President. I make a motion for approval of the Minutes of the previous meetings on May 30, 2017, Work Session, Public Meeting and Closed Session.

Mr. Roman: Second.

President Nicastro: Any discussion? Roll Call please.

Roll Call: Passed unanimously

CORRESPONDENCE

LETTERS FROM RESIDENTS/ORGANIZATIONS/ OTHER TOWNS

1. Email received May 31, 2017, from NOFA-NJ regarding NOFA-NJ Events 5-31-17.

2. Email received June 6, 2017, from John James regarding CONGRESSMAN LEONARD LANCE (NJ-07) SERVICE ACADEMY FAIR JUNE 17.

3. Email received June 7, 2017, from NOFA-NJ regarding NOFA-NJ Events 6-7-17.

4. Email received June 7, 2017, from Sustainable Jersey regarding June Sustainability Hero Announced.

5. Email received June 9, 2017, from NOFA-NJ regarding Special Upcoming NOFA-NJ Events!

RESOLUTIONS / ORDINANCES OTHER TOWNS

6. Email received June 6, 2017, from Township of Byram regarding Byram Township Notice of Land Use Ordinance Introduction – Highlands Area – With Attachments.

7. Email received June 6, 2017, from Township of Byram regarding Byram Township Notice of Introduction of Land Use Ordinance – Combined Ordinance with attachments.

LEAGUE OF MUNICIPALITIES

8. Legislative Bulletin received June 9, 2017, from the New Jersey State League of Municipalities regarding The Following Bills were Enacted as the Public Laws of 2017.
STATE AGENCIES


11. Email received May 31, 2017, from NJ TRANSIT regarding Amtrak Emergency Repair and Summer Renewal Work Update from NJ TRANSIT Executive Director Santoro.


13. Letter received June 5, 2017, from New Jersey Department of Environmental Protection regarding One – 550 gallon #2 Heating Oil Underground Storage Tank System; Unrestricted Use – No Further Action Letter and Covenant Not to Sue; Block 6900 Lot 16; 9 River Road, Mount Olive Township; Program Interest #: 754730, Activity Number: CSP170001; Communications Center Number: 17-05-02-1445-48.

14. Email received June 6, 2017, from New Jersey Department of Environmental Protection regarding 2017 Clean Communities Grants.

15. Email received June 6, 2017, from New Jersey Department of Community Affairs regarding Achievements of the HMFA Special Needs Housing Partnership Loan Program (SNHPLP)

16. Letter received from JK Environmental regarding Response Action Outcome for the Remediation of AOC 2 – Dry Cleaning Operations – Vapor and no other areas; Sunrise Cleaners 100 Route 46, Mount Olive; Block 102 Lot 4; Preferred ID: 017144; Communication Center # 15-12-03-1219-10; Well Permit # E201514649.

17. Local Finance Notice received June 8, 2017, from New Jersey Department of Community Affairs regarding Water Infrastructure Protection Act (WIPA) & Water/Wastewater Public-Private Contracting Acts.

18. Email received June 8, 2017, from New Jersey Department of Environmental Protection regarding NJDEP Weekly Update.


20. Email received June 9, 2017, from NJ TRANSIT regarding A Message Regarding Amtrak’s Penn Station New York Repairs 6.9.17.

MSA/MUA


MORRIS COUNTY

22. Email received June 1, 2017, from County of Morris regarding CCM grads. Kenvil Murder. Haz Waste Day. Joe Jackson, too!

23. Email received June 8, 2017, from County of Morris regarding Morris Knolls. Hanover Bank. Lk Hopat. HS DWIs. Classic Cars!!

UTILITIES

25. Email received June 9, 2017, from JCP&L regarding JCP&L Topic of the Month – Streetlight on the blink.

President Nicastro: Open the hearing to the public on…

Miss Masser: Correspondence.

President Nicastro: I’m sorry, I thought we did those. We have 25 pieces of Correspondence. Does anyone have anything on those? Thank you. Open up the meeting to the public on Ordinance #14-2017 entitled,

ORDINANCES FOR PUBLIC HEARING

Ord.#14-2017 Bond Ordinance Amending in its Entirety Section 3(a) of Bond Ordinances Numbered 10-2015 and 4-2016 of the Township of Mount Olive, in the County of Morris, New Jersey, Finally Adopted March 17, 2015 and March 8, 2016, in Order to Amend the Description of the Project of Each Ordinance to Include Sutton Tank Painting and Improvements.

President Nicastro: Mr. Ferrante.

Mr. Ferrante: Sure, I move for adoption and final passage Ordinance #14-2017.

Mrs. Labow: Second.

President Nicastro: Any…anyone from the public wish to be heard? Seeing none. Closed to the public. Any Council? None. Ordinance #20…Ordinance #14-2017 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. Roll Call please. I forgot the Roll Call.

Roll Call: Passed unanimously

President Nicastro: Next item on the Agenda for first reading is Ordinance #15-2017,

ORDINANCES FOR FIRST READING – 2nd reading June 27, 2017


President Nicastro: Mr. Mania.

Mr. Mania: Thank you Mr. President. I move that Ordinance #15-2017 be introduced by title and passed on first reading and that a meeting be held on June 27, 2017 at 7:00 pm at the Municipal Building, 204 Flanders-Drakestown Road, Budd Lake, New Jersey for a public hearing, consideration of second reading, and passage of said Ordinance and that the Clerk be directed to publish, post and make available said Ordinance in accordance with the requirements of the law.

Mr. Roman: Second.

Mr. Stewart: Second.

Mayor Greenbaum: You talking about 16-2017? Fifteen was pulled.

Mr. Ferrante: No they’re re-numbered.

Miss Masser: No, no, no. Did you get the memo?

President Nicastro: No, it’s 15.

Mayor Greenbaum: Okay.

Miss Masser: It’s re-numbered, so I kept everything in order.

Mayor Greenbaum: Okay.
Mrs. Labow: Oh, okay.

President Nicastro: Yes, it’s re-numbered. Thank you. Do we have a second?

Mrs. Labow: Second.

President Nicastro: Any Council discussion? Anyone from the public wish to be heard? Seeing none. Roll Call please.

Roll Call: Passed unanimously

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.

1. A Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, Authorizing the Execution of a Deed of Historic Preservation Easement to the Morris County Board of Chosen Freeholders For the Property Located at Block 7600, Lot 71, Commonly Known as the Seward House.

2. Resolution of the Township Council of the Township of Mount Olive Requesting Approval From the Director of the Division of Local Government Services For Insertion of a Specific Item of Revenue Into the 2017 Municipal Budget ($63,966.54 for Clean Communities Program).

3. Resolution of the Township Council of the Township of Mount Olive Approving a Vendor Service Contract on a “Non-Fair and Open” Basis Pursuant to the “Pay-to-Play” Law (USA Bluebook).

4. Resolution of the Township Council of the Township of Mount Olive Approving a Vendor Service Contract on a “Non-Fair and Open” Basis Pursuant to the “Pay-to-Play” Law (W.W. Grainger).


6. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of Contract to Clean Air Company Inc. For Bid# 05-2017 Installation of an Exhaust Removal System For Flanders Fire & Rescue Squad.

7. Resolution of the Township Council of the Township of Mount Olive Authorizing the Award of Contract to Halecon Inc. For Bid# 08-2017 Reconstruction of Basketball Courts at Flanders Park.


11. Resolution of the Township Council of the Township of Mount Olive Awarding Professional Service Agreements Under the Non-Fair and Open Contracts in Accordance with the Pay-to-Play Law For the Year 2017 (Aquatic Analysts, Inc.). *Revised*

13. Resolution of the Township Council of the Township of Mount Olive Awarding Professional Service Agreements Under the Non-Fair and Open Contracts in Accordance With the Pay-to-Play Law For the Year 2017 (The Canning Group LLC). *Revised*


President Nicastro: We have 14 Consent Resolutions. Does anyone wish to move any to Non-Consent? Seeing none. Mr. Stewart, would you move Consent Resolutions one through fourteen?

Mr. Stewart: Yes, thank you Mr. President. I move for adoption and final passage Consent Resolutions one through fourteen.

Mr. Mania: Second.

Mrs. Labow: Second.


Roll Call: Passed unanimously

MOTIONS
1. Bill List.

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

Mr. Roman: I move for approval the Bill List.

Mr. Mania: Second.

President Nicastro: Any discussion? Roll Call please.

Roll Call: Passed with the exception Mr. Nicastro abstained on check # 80420

ADMINISTRATIVE REPORTS

President Nicastro: Administrative Reports.

Mayor Greenbaum: Go ahead Bob.

Mr. Casey: Actually…let me introduce myself. Many people on the Board I don’t know. My name is Bob Casey. I’m here, second week as your Interim. I’m here every Tuesday and Thursday. If anyone ever has any questions please contact me. Otherwise, I have nothing to add to the Agenda tonight. Thank you.

President Nicastro: Thank you.

Mr. Roman: I like him already.

President Nicastro: Mr. Mayor.

Mayor Greenbaum: We’re very fortunate to have Bob here. He is a consummate professional. He brings a wealth of knowledge to the position. Even at two days a week he is able to handle the work load of the Township. We will …should consider ourselves very fortunate in that regard. I think this is probably Bob’s third stint with the Township in a temporary capacity. Is it third or fourth?

Mr. Casey: It’s like indigestion. Every…every so many years it comes back.

Mayor Greenbaum: Yes, that brings several comments to mind, but I’ll hold them to myself. A couple of things. First of all, I want to congratulate Greg on his award that he’s receiving tomorrow night.

Mr. Stewart: Thank you.
Mrs. Labow: Yay Greg.

Mr. Stewart: Thank you.

Mayor Greenbaum: He’s Businessman of the Year. Certainly, well-deserved and your efforts on behalf of the Township, both here on the Council and in the Business Community and for the Chamber of Commerce do not go unnoticed and it’s an award which is long overdue. Congratulations.

Mr. Stewart: Thank you very much.

Mayor Greenbaum: The next thing I wanted to talk about very briefly is the Ordinance which we pulled with respect to the sign Ordinance. You may end up hearing things out there which are completely untrue. I’ve already heard that someone is going to attack me as a result of pulling that. The bottom line is that there were some issues which were raised by an Attorney of somebody who had an interest in ultimately what Ordinance is adopted by the Township. Fred Semrau felt that it was best that a meeting be convened of the Professionals to hear what the concerns were, so that when we move forward with an Ordinance, everyone’s concerns at least are in or have been addressed. For that reason, Fred suggested that we just carry it for two weeks to see if the concerns have any validity, and if they do before we introduce and spend the money to introduce and then have to pull it back and reintroduce, it made sense to handle it that way. I spoke to Joe Nicastro and explained exactly what Fred had discussed with me and that’s why that particular Ordinance was pulled. There’s no great rush to get this through. We should get it through in its best of fashion as we can, just like we should with every piece of Legislation that we look at and adopt. Onto the lighter side at this point. This Saturday is Raiders of the Lost Park. Pre-registration closes tomorrow evening at 11:59 pm. It’s one of our most popular events. If you’re around and you can just stop by or participate. Are you going to participate this year?

Mr. Ferrante: I am.

Mayor Greenbaum: That’s great. Waves begin at 9:00 am and once again a special thanks to Sam’s Club for being a presenting sponsor. Sam’s Club has stepped up to the plate on behalf of the Municipality so many times which brings me to the next event which is, Sam’s Club will once again be honoring our Hometown Hero’s and First Responders as they do every year. Friday, June 30, 2017 at 9:30 am at the Sam’s Club facility, 81 International Drive South. Lastly, I would like to wish everyone up here a Happy Father’s Day.

Mrs. Labow: Thank you.

Mayor Greenbaum: To you as well because you participated. I hope that everyone has a wonderful day. Again, I think I would be remiss if I didn’t send my condolences to the Quinn Family. I know that all of us up here really wish the family the best in this tragic set of events that have unfolded.

Mr. Mania: She was only 20 years old, right?

Mayor Greenbaum: Twenty years old.

President Nicastro: Agreed Mayor.

Mayor Greenbaum: That’s much too young.

President Nicastro: Thank you for bringing that up too.

Mr. Mania: How sad.

President Nicastro: Thank you.

Mayor Greenbaum: Yes, I went to the wake today it was just…it was…

President Nicastro: Heartbreaking…

Mayor Greenbaum: …heartbreaking.

President Nicastro: It has to be. Anything else?

Mayor Greenbaum: No that’s it.
OLD BUSINESS – none

NEW BUSINESS - none


LEGAL MATTERS

Ms. Sharpe: Thank you Mr. President. Just one item regarding the settlement agreement with Miss Harris. That’s been fully executed, so that matter is now closed.

Mr. Roman: Thank you.

Ms. Sharpe: That’s it for tonight.

COUNCIL REPORTS

President Nicastro: Thank you very much. Council Reports. Mr. Amianda, anything on Board of Education and Seniors?

Board of Education Liaison Report
Senior Citizen Liaison - none

Mr. Amianda: Yes Mr. President. Mount Olive School Board held its Work Session meeting on Monday, June 12, 2017 at 6:30 pm at the Administration Building. After opening activities and reports, Dr. Larrie Reynolds, Superintendent of schools, gave a report on security issues, welcoming of students from China and construction of an air dome on the school campus. Dr. Reynolds added that Chinese students will pay school fees and living expenses. Students will be housed by families of Mount Olive Township. The space in the air dome will be rented to the public. The air dome will be a source of income for the district. Board of Education took actions on Personnel items, Curriculum and Instruction, Business items, Policy items and Administrative items. The Board adopted an energy conservation policy. The Board of Education is to respond to security issues by communicating with the families in a positive way. That’s the end of my report on school.

President Nicastro: Mr. Mayor.

Mayor Greenbaum: Let me follow up on Daniel’s report. I did have a discussion today with Larrie Reynolds concerning the air dome that the School Board is intending to now put over the soccer/lacrosse field at the High School. Dr. Reynolds indicated that they were going to fund the air dome through rental space similar to the other dome bubble that’s in Town. He’d indicated to me that the Township would be given first right in terms of rental. To the extent that our Recreation Department wanted to rent the dome, that it would be rented to us at a discounted rate, but we would be given first right of refusal on the time. He was distinguishing between the current situation where we don’t pay for usage of facilities and fields at the School Board for our programs and the dome which is completely going to be funded through the rental process and I understood that. I was certainly supportive of once they made the decision to go that route that I understood that the decision to charge the Township if we wanted to use the dome, where it came from and how’s it different then all the other activities that we participate in at the school.

Mr. Ferrante: Which field?

Mayor Greenbaum: It’s the soccer/lacrosse field in the back.

Mr. Ferrante: In the Middle School?

Mayor Greenbaum: High School.

Mr. Ferrante: High School.

Mrs. Labow: Rob.

President Nicastro: Mrs. Labow.

Mrs. Labow: Rob, if that comes to pass would it be…say if the soccer club needs to use it, would they pay or is the Town going to pay?
Mayor Greenbaum: No, if any of the clubs want to rent space than they’re going to directly contract with the School Board.

Mrs. Labow: Would they get the same discount?

Mayor Greenbaum: That’s between the Board of Education.

Mrs. Labow: Okay.

Mayor Greenbaum: I would imagine that that would include the same discount, but from my perspective I was only looking at it from Recreation activities, not the quasi entities like lacrosse, football, soccer. They’re already paying for…

Mrs. Labow: Right.

Mayor Greenbaum: To the extent that they didn’t charge for the space and all of the clubs use it they wouldn’t be able to fund it. That’s it.

Mrs. Labow: Will the fund if…that were to be when we’re renting it and paying, is that going to come out of the Recreation utility or are we going to set up a separate funding mechanism or it’s too early?

Mayor Greenbaum: It’s too early to…I mean I just had the conversation today, but my first thought is that the only entity that really would use it from the Township’s perspective besides the quasi sports clubs would be the Recreation.

Mrs. Labow: Right.

Mayor Greenbaum: I directed Lisa to have a discussion with Jill to start thinking about how the Township might take advantage of the space being available in the winter time.

Mrs. Labow: Right.

Mayor Greenbaum: It’s a winter time use. To the extent that the Recreation Department decides that they don’t have a use, then so be it.

Mrs. Labow: Right.

Mayor Greenbaum: Then each of the sporting organizations will be on their own as they do now to contract for indoor time, wherever it might be in Sparta, in Randolph or here in Mount Olive.

Mr. Ferrante: Hackettstown.

Mayor Greenbaum: Hackettstown.

Mrs. Labow: Yes, okay.

Mayor Greenbaum: It’s no different, it may be cheaper for the sporting organizations at this point. I understood Larrie’s perspective in terms of the only way that we’re going to get this done is if we carry the expenses through rental.

Mr. Mania: The air dome will only be up in the winter and in the summer comes down like they do…

Mayor Greenbaum: That’s my understanding. Again, it’s not our project. It was a limited conversation that I had with Dr. Reynolds, but that’s what was advised.

Mrs. Labow: Have they gone to the Planning…they have to go to the Planning Board for that too, right?

Mayor Greenbaum: I don’t know…I doubt that they do.

Mrs. Labow: Okay.

Mr. Mania: No it hasn’t come before the Planning…I don’t think it has. I don’t think they have to.
Mayor Greenbaum: Well it’s always been a difficult question.

Mr. Roman: Height.

Mayor Greenbaum: No it’s not necessarily height. It’s a question of whether or not there’s a courtesy review which is required. They’re not disturbing any space as I understand it. It’s already a field which is built out and it’s not a building per say.

Mrs. Labow: Right.

Mayor Greenbaum: I’m not an expert in the area and I’m sure that the Planning Board will make their own determination as to whether or not they believe that the school needs to come in on a courtesy review. It always seems to be somewhat of a…

Mr. Mania: A hassle of some sort.

Mrs. Labow: Yes.

Mayor Greenbaum: Yes, well…

Mr. Mania: Yes.

President Nicastro: A gray area of some…

Mrs. Labow: I don’t have an opinion one way or another. I just want to ask because in case somebody asks me. The answer is we don’t know yet.

Mayor Greenbaum: I think the Planning Board would ultimately have to make the decision as to whether or not they require a courtesy review for the nature of the project. It’s not something that the Town Council or the Administration would take up outside the purview of the Planning Board. I’m sorry I interrupted Daniel.

President Nicastro: That’s okay.

Mayor Greenbaum: I’m sure he has more.

Mr. Amianda: Mount Olive Senior Citizens held its business meeting today. There wasn’t much to report. That was it. It was a short meeting. That’s the end of my report.

President Nicastro: Thank you very much. Mr. Ferrante, anything on Environmental, Lake or Library?

Environmental Committee
Lake Issues
Library Board Liaison - none

Mr. Ferrante: The Aquatic Analysts were out yesterday to survey the lake, so I should have that…the results of the survey shortly. A couple weeks ago I attended the Environmental Commission monthly meeting and Mara Tippett from the Raritan Headwaters presented the Commission with a Certificate of Recognition…

Mrs. Labow: Nice.

Mr. Ferrante: …for outstanding dedication to the community…for community service and the community well test program which took place a couple of weeks ago.

President Nicastro: Very nice.

Mrs. Labow: Very nice.

Mr. Ferrante: I’ll just pass that down to the Clerk.

President Nicastro: Thank you very much. That’s nice. Anything else?

Mr. Ferrante: That’s all I have for today.

Mrs. Labow: Do you want to talk about the lake?
President Nicastro: Thank you. Mrs. Labow, anything on Economic, TNR or Open Space?

Economic Development Committee Report - none
TNR Program - none
Open Space Committee Report

Mrs. Labow: Nothing on TNR or Economic. Last night Kathy Murphy and I went to the County meeting regarding the grant that we’re applying for for the Seward Mansion. I wasn’t able to go to the meeting, neither was Kathy. We had a little bit important business to attend to. It was...we of course will not know for another two or three weeks if they’re going to give us the funding or not. However, the plan is this round and next year’s round of funding request is going to be for the roof and the copula. It’s a very expensive project so we’re going to break it in two parts. If we get...if we do get the funding this year, which would be half, we’ll save it to next year when we get the whole thing and then we will start the project. It was also very interesting that the Board...the Committee last night, they...most of the same members who have been there for several years now, they were asking different questions on how’s this part of it going, how’s that part. They were very much engaged in the project. That was nice to be a part of all that. We’ll see.

President Nicastro: We’ll keep our fingers crossed.

Mrs. Labow: Yes, two/three weeks we should know.

President Nicastro: Not too long. Thank you. Mr. Mania, anything on Legislative or Planning Board?

Legislative Committee Report – none
Planning Board Report – none

Mr. Mania: Planning Board was cancelled. The meeting was cancelled.

Board of Health Report

President Nicastro: Thank you. Board of Health is meeting next Wednesday here at 6:30 pm. I know the discussion I believe is to go to quarterly meetings versus monthly meetings because there just isn’t enough…it’s easier, that’s what we’re looking at to see if it makes sense. That’s the only thing on the Agenda I know with the other typical stuff, that’ll be next week. Mr. Roman, anything on Pride or Recreation?

Recreation Liaison Report
Pride Committee Report

Mr. Roman: On Pride, we’re waiting on Jim Lynch to hear back from JCP&L regarding the light poles at Turkey Brook, so that we can finally go ahead and install decorative banners along the loop of Turkey Brook. On Recreation, I brought up the discussion on the heels of…Mr. President your mentioning about the…possibly buying the property next door to us. I brought up the idea of maybe a Town Rec Center concept and low and behold that discussion and idea was already floating around between Buildings and Grounds and Jill. What they had described I think is a great idea, a Rec Center along the lines of something like a Bridgewater where it would hold multiple basketball courts, indoor track, an indoor pool. It’s just now in the concept idea phase, but I think this is something that we should encourage because for those of us that do not engage in any Rec activities that use Board of Education facilities, it is sometimes difficult to use those facilities because of time constraints, logistics and as such. I think something like this would be a boon not only for Recreation in Mount Olive, but it could also be a source of revenue because we could also do the same thing that the Board of Education is planning on doing and rent out the facility to any other organization that might wish to. Again, this idea is just in the infancy phase, but I was glad to find out that they were already discussing it and trying to identify locations. That’s all I have.

President Nicastro: Thank you. On that note, I talked to the Pastor again next door and there’s a possibility of two to three acres verses one. Alex’s idea is great because it was something that we had talked to Sean about years ago. I was interested in that Bridgewater, which I’d like to go visit because I’m familiar somewhat with that from people that tell us, but they actually have all the facilities in there that are actually run by other companies and come in and pay for it, it’s not done by the Town itself. Basically, an ice rink is in there, there’s a lot of things in there, but the Town gets a benefit because its lower rates for its residents and higher…but it’s something interesting and Alex has a good point with that too, but we’ll see. The property is there and we’ll have to take it from there. Yes.

Mayor Greenbaum: I don’t remember whether or not that property is in the Highland Preservation Area, but it most likely is which means that it couldn’t be used there. Secondly, two to three acres is not a big enough parcel that you would be able to accommodate that kind of building and parking. Third of all, the cost of doing something like that would be incredible to the Township. You’re talking probably somewhere in the million dollar range to put a bubble on a soccer field let alone build a building with a swimming pool. While we have
been looking for some time for a property that we could at least consider the concept, there are so many hurdles in Mount Olive to having that kind of project that I just don’t…I don’t mean to burst bubbles, but I think it’s not likely to happen.

President Nicastro: As long as it’s not the dome bubble, we’re okay.

Mr. Roman: I do recognize and I’m cognizant of the enormous expense that something like this would be and I would not discourage the idea at least for…at least a planning concept, but once the idea and we do have any firm numbers as far as locations and sites that we put it up to the voters. Let them decide. I think on something that would definitely affect the residents in, not only in benefit, but in cost. That’s something that I would definitely like to see put up for a referendum and a vote on by the public.

Mayor Greenbaum: Yes, I would imagine that you would need at least five to ten acres of land to accommodate parking and the building itself.

Mr. Mania: Right.

Mayor Greenbaum: That’s without a swimming pool. If you’re talking about a swimming pool you’re probably talking about ten to twenty acres of property in Mount Olive which is 80 percent in the Highlands Preservation Area.

Mr. Mania: It’s not going to happened.

President Nicastro: That was always the problem.

Mayor Greenbaum: If you want to start putting Capital projects up for a vote, that’s fine, that’s within your discretion.

Mr. Roman: There are Capital projects and then there are Capital projects. I think…it’s one of these concepts that if we don’t at least go forward and try then we’ll be here another ten/fifteen years again and that coming back…bringing it back up and just not letting it happen.

Mayor Greenbaum: Alex, I can tell you that this is something that we’ve been looking at for the better part of a year to identify a piece of property in the Township where this could be actually accomplished and we have not found a piece of property where we could even consider to start to move forward with looking at the concept. I can tell you that two acres or three acres is not big enough. That’s about the size of a Quick Chek gasoline…

President Nicastro: True.

Mayor Greenbaum: …needs two acres to run a Quick…because when we tried to bring Quick Chek into Town, they wouldn’t consider any property that was less than two acres. You’re talking about something which is on a massive scale in terms of use of property in a Town which is 80 percent in the Preservation Area and most, if not all of the other properties other than on the Trade Zone side which is now on the other side is built out.

President Nicastro: That is the biggest problem, is land. Mr. Mania, did you have a comment?

Mr. Mania: I just…I think it’s a great idea, but I think if you put it in the hands of the voters, whenever it costs taxpayers money, they vote no. Putting it in the taxpayer’s hands, I don’t think it’ll pass. My personal feeling.
President Nicastro: We’ll have to worry about that I guess if we could find a property first.

Mr. Mania: That’s true.

Mr. Roman: We have to identify it first.

President Nicastro: First thing is first. Thank you. Mr. Stewart, anything on…Mrs. Labow, I’m sorry.

Mrs. Labow: I just want to ask Rob, the Mayor, a question. If there’s a huge area that is already being used as a type of a Recreation thing and it’s going to change into another Recreation project would it have issues with the Highlands?

Mayor Greenbaum: It depends what you’re talking about Colleen because the Highlands is a…in the first instance is particularly concerned with impervious coverage.

Mrs. Labow: I got you.

Mayor Greenbaum: If you’re talking about a baseball field that’s no longer being used as a baseball field and now you’re putting in a building, you would need Highlands redevelopment designation before you could even get there. The Township has the ability to grant waivers with respect to the Preservation Area up to 25 percent of the existing impervious coverage. In other words, you could go up to 125 percent on your property without having to go to the Highlands and going through that whole process. The Township has that…I don’t know if you got the Correspondence today, but our new Zoning Officer was just approved through the Highlands as a designee for allowing the Township to grant such waivers without having to go to the Highlands Preservation…the Highlands Counsel. The answer to your question is if you were to rip up the parking lot all the parking lots at Turkey Brook Park and put in a building, yes…

Mrs. Labow: Because your exchanging one impervious coverage for the other.

Mayor Greenbaum: …yes, but I think there would be all other factors that are involved because I don’t know you can take from one area and bring it to another area.

President Nicastro: Combine it.

Mayor Greenbaum: The Highlands in effect has basically shut down development in Mount Olive Township except for the portion of Town which is on the northbound side of Route 46 which is currently the Trade Zone. The BASF property, the property that’s currently owned by Rockefeller Group other than that, there are only small parcels in Town which are in the…that are not in the Preservation Area which could be further developed.

Mrs. Labow: How about the south end of International?

Mayor Greenbaum: The south end, you’re talking about where the…where the…

Mr. Roman: Restaurants?

Mayor Greenbaum: I would imagine that the shopping center itself is not in the Preservation Area.

Mrs. Labow: I’ll talk to you about it later. I got an idea. You know what I’m…

Mayor Greenbaum: I have a good idea what you’re talking about, but I don’t think it’s appropriate.

Mrs. Labow: No, okay. You don’t think it’ll work?

Mayor Greenbaum: I don’t think it’ll work.

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

MOTV Committee Liaison - none
Community Action Panel Report - none
Mr. Stewart: Just…Community Action is now just started planning for next year.

PUBLIC PORTION - none
COUNCIL COMMENTS

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

Mr. Amianda: None.

President Nicastro: Mr. Ferrante?

Mr. Ferrante: I just want to congratulate Mr. Stewart on Businessman of the Year.

President Nicastro: Mrs. Labow?

Mrs. Labow: Yes, I just have two comments. First off, the sad note first. Bridget’s sister, Collen Quinn, actually works in my office. She’s our First Impressions Manager. It just touches you in so many different directions, you have no idea. It’s truly a small world. It’s very upsetting and getting emails from the office and everybody being concerned. I know Tim, they’re not related to you because when Colleen first started with our office I called her and asked if she was related to you and she said no. Congratulations Mr. Stewart.

Mr. Stewart: Thank you.

Mrs. Labow: It’s an incredible honor and its certainly well-deserved. Since the day I met you, you’ve just been absolutely fantastic, friendly, informative, helpful, just a great guy all the way around. Thank you.

Mr. Stewart: Thank you.

Mr. Roman: March to the tune of that.

Mr. Stewart: Be careful that’s on tape.

Mrs. Labow: Yes, but I’m only speaking the truth.

President Nicastro: Mr. Mania?

Mrs. Labow: Only speaking the truth.

Mr. Mania: I too would like to congratulate Mr. Stewart as being Businessperson of the Year. Well-deserved.

President Nicastro: Mr. Stewart, would you like to congratulate yourself?

Mr. Stewart: No, just humble about it…but no, condolences go out to the family again for their loss.

President Nicastro: Mr. Roman?

Mr. Roman: It goes without saying, actually when I first met Greg I was impressed by his credentials and his life history and business history and then when I got to know him, I found out he’s an okay guy. Congratulations again.

President Nicastro: Thank you. Same here and Mr. Stewart, congratulations to you as well. I just want to give a shout out to Tim and his staff because with the mess of this weather, the way it’s been and some issues that I pointed out to him, they got on those pretty quickly to clear up some grass and areas, but it’s so difficult I’m sure trying to keep everything going the way the rain was coming. Everything’s growing faster and you can’t cut anything.

Mr. Roman: Thank you…
President Nicastro: Thank you very much for staying on top of those things. With that, I’d like a motion to adjourn?

ADJOURNMENT - Motion made and seconded. All in favor, none opposed, the meeting was adjourned at 7:44 pm.

Joe Nicastro, Council President

I, Michelle Masser, Township 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 June 27, 2017.

Michelle Masser, Township Clerk

mvm