

**BOROUGH OF MENDHAM  
MEETING OF THE MAYOR AND COUNCIL**

**October 13, 2021  
MINUTES**

**CALL TO ORDER**

Mayor Christine Serrano Glassner called the October 13, 2021, Regular Meeting of the Mayor and Council to order at 7:00 p.m. in the Garabrant Center, 4 Wilson Street, Mendham, New Jersey.

**MOMENT OF SILENCE AND FLAG SALUTE**

Mayor Serrano Glassner led a moment of silence and proceeded with the Pledge of Allegiance.

**MAYOR'S OPENING STATEMENT**

Mayor Serrano Glassner read the following statement:

Notice of this meeting of the Mayor and Council of the Borough of Mendham was published in the Daily Record and Star Ledger, posted in the Phoenix House, and was filed in the Office of the Borough Clerk in accordance with the Open Public Meetings Act. Official action will be taken at this meeting.

**ROLL CALL**

The following officials were present:

Mayor Christine Serrano Glassner  
Council Members Steven Andrew  
Council President John Andrews  
Council Member Brad Badal  
Council Member James Kelly  
Council Member Mary Sue Martin [arrived shortly after roll call]  
  
Council Member Brennan Reilly was absent

Also, present were:

Fred Semrau, Esq., Borough Attorney  
Joyce Bushman, Borough Administrator  
Robin R. Kline, Borough Clerk

**CONSENT AGENDA ITEMS**

**1. Approval of Minutes:** September 27, 2021 Regular Meeting

Motion to Approve: Council President Andrews  
Second: Council Member Kelly  
Ayes: Andrew, Andrews, Badal, Kelly

[Council Member Martin arrived after the vote was taken.]

**2. Special Event Application:** Trunk or Treat at Borough Park  
Borough Park  
Saturday, October 23, 2021, 3:00pm – 4:00pm

Mayor Serrano Glassner invited Thomas Bulzacchelli, a student at the West Morris Mendham High School, to speak about the Trunk or Treat at Borough Park.

Mr. Bulzacchelli stated that he and fellow student Edwardo Martino are planning a Trunk or Trunk event as part of their High School IB Programme philanthropy project. Proceeds raised will benefit the non-profit organization Healing the Children.

The Mayor and Council thanked Mr. Bulzacchelli and Mr. Martino for their presentation and expressed their approval for their philanthropy project.

Motion to Approve: Council Member Andrew  
Second: Council Member Kelly  
Ayes: Andrew, Andrews, Badal, Kelly

**ORDINANCE FOR INTRODUCTION**

**#15-2021 ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 102, FEES, § 102.1, SCHEDULE OF FEES, TO INCORPORATE OUTDOOR DINING PERMIT FEES**

Purpose: Chapter 102, Fees, of the Borough Code will be amended to reflect the new outdoor dining permit fees.

Public hearing scheduled for October 25, 2021.

Mayor Serrano Glassner reported that the ordinance would allow restaurants to expand their businesses (in some cases up to 20%) with outdoor seating. Permit fees associated with the expansion of outdoor dining would cover the Borough's administrative and inspection costs.

Ordinance #15-2021 was opened for Council discussion.

Council Members Andrew and Martin were not in favor of including permit fees for outdoor dining and voiced their opposition to imposing any permit fee.

Council President Andrews and Council Members Kelly and Badal were in favor of including *de minimus* permit fees for outdoor dining in order to cover the Borough's administrative and inspection costs and agreed that taxpayers should be paying for user-based permitting costs.

Upon discussion, the Council concurred that the initial permit fee schedule would remain as stated; however, in circumstances where there would be no change in either ownership or seating capacity upon renewal of the establishment's outdoor dining permit, the renewal permit fee would be reduced to 25% of the initial permit fee.

Mr. Semrau further advised that the Council can always waive fees if and when it may be appropriate to do so.

Council President Andrew made a motion to approve Ordinance #15-2021 on introduction with an amendment adding that in circumstances where there would be no change in either ownership or seating capacity upon renewal of the establishment's outdoor dining permit, the renewal permit fee would be reduced to 25% of the initial permit fee.

Motion to Approve as amended: Council Member Badal  
Second: Council President Andrews  
Ayes: Andrew, Andrews, Badal, Kelly  
Nays: Martin

Mr. Semrau to revise Ordinance #15-2021 as amended.

#### **ORDINANCES FOR PUBLIC HEARING/ADOPTION**

##### **#13-2021 ORDINANCE OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE TO PERMIT OUTDOOR DINING AND OUTDOOR SEATING TO FACILITATE SMALL BUSINESS RECOVERY NEEDED IN LIGHT OF THE COVID-19 PUBLIC HEALTH EMERGENCY**

Purpose: Recent changes in the economy, including a public health emergency and resulting social distancing requirements, have led the Borough's Finance Committee to review outdoor dining requirements. The Governing Body desires to enable local restaurants and food and beverage service establishments, with appropriate guidelines, to serve customers and encourage social distancing requirements. Outdoor dining and outdoor seating can accommodate the Borough's long-term Master Plan vision of protecting the small-town character of the community, while also helping to maintain a healthy business district.

Legal Notice Statement: A legal notice was published indicating that Ordinance #13-2021 was introduced and passed on first reading at the September 9, 2021 meeting and further indicated that the second reading and public hearing would be held on October 13, 2021 at 7:00 p.m. Copies of this Ordinance were made available to the public and posted in accordance with the law.

Council Member Badal mentioned the red-line version of changes made by Mr. Semrau's office to Ordinance #13-2021 had not been received. He requested the ordinance be tabled to the next meeting.

##### **Motion to table**

Council Member Badal made a motion to table Ordinance #13-2021 to the October 25, 2021 Council meeting.

There was no further Council discussion.

Motion to Approve: Council Member Andrew  
Second: Council Member Kelly  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

Ordinance #13-2021 was tabled to the October 25, 2021.

##### **#14-2021 ORDINANCE OF THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, AMENDING CHAPTER 187, STREET NAMES, OF THE BOROUGH CODE TO UPDATE STREET INFORMATION**

Purpose: The Mendham Borough Engineer and Superintendent of Public Works reviewed Chapter 187 and found that some street names were not referenced in the Code Book. This Ordinance updates Chapter 187 to include all street names, clarifies the designation of any private road, and denotes those roads that are maintained by an entity or agency other than the Borough of Mendham.

Legal Notice Statement: A legal notice was published indicating that Ordinance #14-2021 was introduced and passed on first reading at the September 27, 2021 meeting and further indicated that the second reading and public hearing would be held on October 13, 2021 at 7:00 p.m. Copies of this Ordinance were made available to the public and posted in accordance with the law.

### **Public Hearing**

Mayor Serrano-Glassner opened the public hearing at which time any interested person was given an opportunity to be heard on the Ordinance.

Seeing and hearing no one wishing to be heard on the Ordinance, Mayor Serrano-Glassner closed the public hearing.

There was no Council discussion.

Motion to Approve: Council President Andrews  
Second: Council Member Andrew  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

Ordinance #14-2021 was adopted.

### **RESOLUTIONS**

#### **#134-2021 RESOLUTION AUTHORIZING THE REFUND OF CERTAIN MENDHAM BOROUGH LICENSE AND PERMIT FEES**

There was no Council discussion.

Motion to Approve: Council Member Andrew  
Second: Council Member Reilly  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

#### **#135-2021 RESOLUTION APPROVING THE APPOINTMENT OF WILLIAM CRUTCHLOW AND LUKE TELLONI FROM JUNIOR MEMBERS TO PROBATIONARY REGULAR MEMBERS IN THE MENDHAM HOSE COMPANY**

There was no Council discussion.

Motion to Approve: Council President Andrews  
Second: Council Member Badal  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

#### **#136-2021 RESOLUTION APPROVING THE APPOINTMENT OF EVAN G. VONGAS AS A JUNIOR MEMBER OF MENDHAM HOSE COMPANY**

There was no Council discussion.

Motion to Approve: Council Member Badal  
Second: Council Member Andrew  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

#### **#137-2021 RESOLUTION APPROVING THE REMOVAL OF GEORGE MACDONALD FROM THE MENDHAM FIRE DEPARTMENT'S MEMBERSHIP ROLLS**

There was no Council discussion.

Motion to Approve: Council Member Andrew  
Second: Council Member Kelly  
Ayes: Andrew, Andrews, Badal, Kelly, Martin

### **ADMINISTRATOR'S REPORT**

A copy of the Administrator's Report dated October 13, 2021 was distributed to the Governing Body. The administrator further reported that Peter Henry, the Borough's Joint Land Use Board attorney, will be retiring at the end of the year and also reminded the governing body that the Mendham Business Association Gold Outing will be held on October 18<sup>th</sup>.

### **COUNCIL COMMITTEE REPORTS**

#### **Finance [Standing Committee of the Council]**

Council Member Badal provided a summary of budget revenues versus expenditures. He requested that the administrator provide the Finance Committee with a report on grant revenues received for the year. The Finance Committee will be meeting later in the month to begin the 2022 operating and capital budget requests.

#### **Board of Health**

Council President Andrews had nothing new to report.

#### **Recreation and Parks [Standing Committee of the Council]**

Council Member Andrew reported that the Food Truck Festival held on Saturday, October 2<sup>nd</sup> was well-attended and reminded everyone that a Halloween movie night will be held at the Garabrant Center on Saturday, October 30<sup>th</sup>.

### **Board of Education**

Council Member Andrew requested that a letter be sent to the Mendham Borough Board of Education congratulating them on being rated by *Niche* as “One of the safest School Districts in New Jersey.”

### **Public Safety [Standing Committee of the Council]**

Council President Andrews reported that six additional Hometown Heroes banners have been approved. Veterans include WWII veterans Tim Pierson, William “Bill” Fleming, and Jack O’Keefe; Korean War veterans Neil Henry and Bobby Hall; and, Cold War veteran Jim Cillo (Past Chief of Police, Past Councilman, Past Captain, and current active member of the Mendham First Aid squad). Banners will be displayed in the beginning of November through Veterans Day. He further reported that the Pastime Club will have a Veterans Day Celebration on November 11<sup>th</sup>.

Council President Andrews thanked the police chief and administrator for their work on renewing a shared services agreement with Washington Township for Municipal Court services. The agreement, which is under attorney review, reflects approximately a \$3,500 reduction in costs over the 4-year agreement period.

He also reported on traffic concerns at the main high school entrance. To ease traffic congestion on to Main Street, Chief Camoia has arranged to extend the time the side gate on Drake Road until 6:00pm. Currently, the gate is closed at 3:00pm.

Lastly, Council President Andrews reported that police body worn cameras have been purchased and administrative training has been completed. Full implementation by the police department is anticipated by December.

### **Personnel [Standing Committee of the Council]**

Council Member Martin reported Mendham Borough is currently interviewing candidates for the DPW position.

### **Public Works and Utilities [Standing Committee of the Council]**

Council Member Kelly reported that the Elkin property has been cleaned up and further reported that some minor landscaping improvements have been made to the Garabrant Center property. He also reported that the demolition of the DPW garage has been completed and briefly reported on the open house information session recently held for the county’s Cherry Lane bridge replacement project.

### **Land Use [Standing Committee of the Council] and ECOSST Committee**

Council Member Reilly was absent.

### **ATTORNEY’S ITEMS**

Mr. Semrau had nothing new to report.

### **MAYOR’S ITEMS**

Mayor Serrano Glassner reported that the owner of the Dunkin Donuts will be improving the fencing and site conditions.

### **PUBLIC COMMENT – AUDIENCE PARTICIPATION**

Mayor Christine Serrano Glassner opened the public comment portion of the meeting.

Seeing and hearing no one wishing to speak, Mayor Serrano Glassner closed the public comment portion of the meeting.

### **APPROVAL OF VOUCHERS**

Bills List dated October 13, 2021. The Bills List had been posted on the website for full disclosure to the public.

The Council did not act on the approval of vouchers. (Resolution #034-2021 passed by the Council at the January 7, 2021 Reorganization meeting authorized the Borough Administrator to disburse and/or authorize payment, subject to the availability of funds, for reoccurring necessary expenses during the Public Health Emergency.)

### **CLOSED SESSION**

None.

### **ADJOURNMENT**

Having no further business to conduct, Mayor Serrano Glassner asked for a motion to adjourn.

Council President Andrews made a motion to adjourn, seconded by Council Member Andrew. Upon a voice vote, the motion was passed unanimously.

Meeting adjourned at 8:05 p.m.

The next scheduled meeting of the Mendham Borough Mayor and Council will be held October 25, 2021, at 7:00 PM, the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully Submitted:

*/ Robin R. Kline /*

Robin R. Kline, MAS, RMC, CMR  
Borough Clerk  
BOROUGH OF MENDHAM