

**BOROUGH OF MENDHAM  
MEETING OF THE MAYOR AND COUNCIL  
February 28, 2022, 7:00PM  
MINUTES**

**CALL TO ORDER**

Mayor Christine Serrano Glassner called the February 28, 2022, Regular Meeting of the Mayor and Council to order at 7:00 p.m. in the Garabrant Center, 4 Wilson Street, Mendham, New Jersey.

**FLAG SALUTE AND MOMENT OF SILENCE**

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

**MAYORS OPENING 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 President Steven Andrew  
Council Member John Andrews  
Council Member Brad Badal  
Council Member James Kelly  
Council Member Brennan Reilly  
Council Member Neil Sullivan

Also present were:

Fred Semrau, Esq., Borough Attorney  
Joyce Bushman, Borough Administrator  
Carolynn Budd, Deputy Borough Clerk

**CONSENT AGENDA ITEMS**

Approval of the Minutes: February 9, 2022, Regular Meeting & Executive Session Meeting

There was no Council discussion.

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

## **ADMINISTRATION OF THE OATHS OF OFFICE – FILLING VACANCY**

Mayor Serrano Glassner administered the Oath of Office to Mr. Neil Sullivan. Mr. Sullivan joined Mayor and Council at the dais for the remainder of the meeting.

## **CONSENT AGENDA ITEMS, Continued**

Special Event Application: Mendham Borough Harvest Hustle  
5K and Kids 1K Fun Run  
Saturday, October 1, 2022  
8:30am – 11:00am (approx.)

Road Closure Application: Mendham Borough Harvest Hustle  
5K and Kids 1K Fun Run  
Mountain Ave, Gunther, Wilson, Maple, Florie Farm and Phoenix  
Saturday, October 1, 2022  
8:15am – 11:00am (approx.)

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

## **ORDINANCE FOR PUBLIC HEARING/ADOPTION**

### **#02-2022 AN ORDINANCE AMENDING ORDINANCE #15-2020, PAY RANGES FOR APPOINTED OFFICIALS AND EMPLOYEE POSITIONS OF THE BOROUGH OF MENDHAM, TO ESTABLISH A PAY RANGE FOR THE POSITION OF DEPUTY CLERK**

**Summary:** On December 17, 2020, the Borough adopted Ordinance #15-2020, Pay Ranges for Appointed Official and Employee Positions of the Borough. This ordinance includes the addition of the position Deputy Clerk.

**Legal Notice Statement:** Legal notices were published indicating that Ordinance #02-2022 was introduced and passed on first reading at the February 9, 2022, meeting and further indicated that the second reading and public hearing would be held on February 28, 2022, 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 will open the public hearing at which time any interested person will be given an opportunity to be heard on this Ordinance. To ensure that every citizen has an opportunity to speak, the Mayor will recognize the individual and ask them to clearly state their name and address for the record. After the public hearing is closed, the Borough Council will consider Ordinance #02-2022 for final passage and adoption.

There was no Council discussion.

Mayor Serrano Glassner opened the public hearing and invited any interested person the opportunity to be heard on the Ordinance.

Seeing and hearing no one wishing to be heard, Mayor Serrano Glassner closed the public hearing and asked the

Council for a motion to close.

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

**RESOLUTIONS**

**#053-2022 RESOLUTION AMENDING RESOLUTION #166-2021 TO ESTABLISH THE SALARY FOR THE POSITION OF DEPUTY CLERK**

There was no Council discussion.

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

**#054-2022 RESOLUTION AUTHORIZING THE REFUND OF A RENTAL REGISTRATION FEE FOR PROPERTY LOCATED AT 29 IRONIA ROAD, BLOCK 201, LOT 10**

Council President Andrew asked if the State withdrawing this properties Sober Living License affected this Resolution. Mr. Semrau confirmed that the DCA pulled the Sober Living License, and it does not affect this refund. The property is now in the Borough's jurisdiction to confirm the property owner is compliant. With this there is no tenant registration because the property should not be rented.

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

**#055-2022 RESOLUTION AUTHORIZING THE REFUND OF A DUPLICATE PROPERTY TAX PAYMENT FOR PROPERTY LOCATED AT 14 FOREST DRIVE, BLOCK 705, LOT 24**

**#056-2022 RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF PROPERTY TAX FOR PROPERTY LOCATED AT 30 KERBY LANE, BLOCK 2201, LOT 10.06 FOR YEAR 2021**

**#057-2022 RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF PROPERTY TAX FOR PROPERTY LOCATED AT 90 SPRING HILL ROAD, BLOCK 2401, LOT 23 FOR YEARS 2018, 2019 AND 2020**

**#058-2022 RESOLUTION AUTHORIZING THE REFUND OF OVERPAYMENT OF PROPERTY TAX FOR PROPERTY LOCATED AT 8 BLISS ROAD, BLOCK 2501, LOT 5.04 FOR YEARS 2020 AND 2021**

There was no Council discussion.

Combined approval of Resolutions #055-2022 through #058-2022

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

**#059-2022 RESOLUTION PROVIDING SUPPORT FOR A GRANT APPLICATION BY THE COUNTY OF MORRIS TO THE NEW JERSEY TRANSPORTATION PLANNING AUTHORITY**

Mayor Serrano Glassner explained that the County approached the Borough for support of their grant to study round-a-bouts within the Borough on W. Main Street and Cold Hill Road and Tempe Wick Road. The study will also include some problem cross walks within the Borough. Council Member Badal asked Mr. Semrau if we agree to the study is the Borough bound to the finding. Mr. Semrau advised that we are not obligated to undertake any of the recommendations. Council Member Andrews asked if the Township would be supporting this grant since some of road is within the Township.

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

**#060-2022 RESOLUTION AUTHORIZING PAYMENT FOR UNUSED VACATION DAYS TO JEANNE PUGSLEY AND SUE GIORDANO UPON THEIR RETIREMENTS**

Council Member Kelly asked if the payment will be a lump sum or multiple payments. Mayor Serrano Glassner advised it must be paid as a lump sum.

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

**ADMINISTRATOR'S REPORT**

A copy of the Administrator's Report dated February 28, 2022, was distributed to the Governing Body. Ms. Bushman congratulated Ms. Budd on receiving her Qualified Purchasing Agent certification. She also advised the closing for the land at the Mendham Methodist Church is close.

Council Member Badal asked a question on Page 16 of the report regarding the proposed set back and overlay ordinance, he requested the cost for this service. Council Member Badal wanted to know why a professional was hired for this service prior to approval of the Council for this expense. Mayor Serrano Glassner and Ms. Bushman advised that this is a Joint Land Use budget expense and Ms. Jessica Caldwell is their professional for Joint Land Use.

Council Member Reilly asked a question on Page 15 of the report regarding the Historic Preservation Commission and for clarification of items not necessary for an approval. Ms. Bushman will need to discuss further with HPC. Mr. Semrau advised that the law changed a couple years back that some items do not need a permit and what needs to go before the HPC. Mayor Serrano Glassner advised she spoke with HPC a couple years back to put together information about what needs to be approved and what does not for residents.

Council Member Reilly commented about residents making improvements in their back yards and how to streamline the process if there is no visibility from the street. Council President Andrew will discuss with HPC.

**COUNCIL COMMITTEE REPORTS**

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

Council Member Badal reported that there were a couple storms that required plowing and salting.

**Land Use [Standing Committee of the Council]**

Council President Andrew reported there is a Land Use Meeting on March 15, 2022.

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

Council Member Andrews reported that the position of Accounting and Payroll is still open, candidates have been interviewed. The position of CFO has been offered to a candidate and will be responding to the offer on March 1, 2022.

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

Council Member Kelly reported that he met with Ms. Bushman, Brian Valliere WRF Acting Superintendent, Jeff Cooper Public Works Superintendent and Mike Orgera Fire Chief 2 weeks ago to review each’s list of capital expense requests.

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

Council Member Reilly had nothing to report.

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

Council Member Sullivan had nothing to report.

**ATTORNEY’S ITEMS**

Mr. Semrau asked Mayor Serrano Glassner if there could be an Executive Session to provide an updated on the PBA litigation.

**MAYOR’S ITEMS**

Mayor Serrano Glassner had nothing to report.

**PUBLIC COMMENT – AUDIENCE PARTICIPATION**

Mayor Serrano Glassner asked for a motion to open public comment.

Motion to Open: Council President Reilly  
Second: Council Member Andrews  
Ayes: Andrew, Badal, Kelly, Sullivan

Seeing and hearing no one wishing to be heard, Mayor Serrano Glasser closed the public comment.

**APPROVAL OF VOUCHERS**

Bills List dated February 28, 2022. The Bills List had been posted on the website for full disclosure to the public.

Motion for Approval: Council Member Kelly  
Second: Council Member Reilly  
Ayes: Andrews, Badal, Sullivan  
Recusal: Andrew for check #9429

**EXECUTIVE SESSION**

Mayor Serrano Glassner asked for a motion to enter into Executive Session.

Motion to Open: Council Member Andrews  
Second: Council Member Reilly

The Mayor and Council convened into Executive Session at 7:29 p.m.

**#061 -2022 RESOLUTION PROVIDING FOR A CLOSED SESSION NOT OPEN TO THE PUBLIC PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A. 10:4-12b.**

The Mayor and Council of the Borough of Mendham will adjourn into closed session to discuss the following subject matter(s) without the presence of the public in accordance with the Open Public Meetings Act exemptions, N.J.S.A. 10:4-12b for discussion of the following stated matter(s):

Matter(s) to be discussed: Litigation

Following the closed session, no other matters were to be discussed or acted upon in public session.

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The Mayor and Council reconvened into public session at 7:29 p.m. only for the purpose of adjourning the public meeting.

**ADJOURNMENT**

Having no further business to conduct, Mayor Serrano Glassner adjourned the meeting.

Meeting adjourned at 7:29 p.m.

Respectfully Submitted:

*Carolynn Budd*  
Carolynn Budd, RMC, CMR  
Deputy Borough Clerk  
Borough of Mendham