

**BOROUGH OF MENDHAM  
MEETING OF THE MAYOR AND COUNCIL  
APRIL 12, 2023 7:00PM  
MINUTES**

**CALL TO ORDER**

Mayor Serrano Glassner called the April 12, 2023, 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.

**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 Serrano Glassner  
Council President Brennan Reilly  
Council Member Steve Andrew  
Council Member John Andrews  
Council Member Brad Badal  
Council Member James Kelly  
Council Member Neil Sullivan

Also present were:

Fred Semrau, Esq., Borough Attorney  
Carolynn Budd, Borough Clerk

**CONSENT AGENDA ITEMS**

- 1. Approval of Minutes:** March 27, 2023, Regular Meeting
- 2. Banner Application:** Mendham Business Association  
Mansion in May/Townwide Sidewalk Sale  
April 28, 2023 – May 20, 2023  
  
Mendham Borough HSA

Teacher Appreciation Week  
May 8, 2023 – May 12, 2023

**3. Special Event Applications:**

Mendham Borough HSA  
Boro Bash End of School Year Celebration  
at Borough Park  
Thursday, June 8, 2023  
12:00pm – 4:00pm

Girl Scouts Bridging Ceremony  
At Mountain Valley Park  
Sunday, May 21, 2023, rain date Sunday, June 4, 2023  
3:00pm – 4:00pm

Stomp Out Stigma Walk w/Banner  
Sunday, May 7, 2023  
1:00pm – 3:30pm

**4. Raffle License Application:**

Pastime Club, Labor Day Carnival  
Wheels of Chance Games  
Friday, September 1, 2023 - Monday, September 4, 2023

Motion to Approve: Council Member Andrew  
Second: Council Member Kelly  
Ayes: Andrews, Badal, Reilly, Sullivan  
Recuse: Andrew and Andrews from Pastime Raffle Application. Brennan from Meeting  
Minutes

**ORDINANCES FOR PUBLIC HEARING AND ADOPTION**

**#02-2023 ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 35 OF THE BOROUGH CODE TO CLARIFY THE OPEN SPACE TRUST FUND AND FUNDING REQUIREMENTS**

**Summary:** The Finance Committee has reviewed, and recommended amending, § 35-7 of the Borough to clarify that the Open Space Trust Fund is an independent, dedicated trust fund that is not part of other Borough Funds, and is funded by a separate, dedicated Open Space tax levy.

Mayor Serrano Glassner opened public hearing.

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

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

**#03-2023      ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 155, PROPERTY MAINTENANCE, TO REQUIRE LEAD PAINT TESTING AS MANDATED BY P.L. 2021, C.182**

**Summary:** N.J.S.A. 52:27D-437.1 established the Lead Hazard Control Assistance Act lead-based testing program for residential rental properties and N.J.S.A. 52:27D-437.16 now requires all municipalities to inspect every single-family, two-family and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards.

Mayor Serrano Glassner opened public hearing.

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

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

**#04-2023      ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CALENDAR YEAR 2023 (N.J.S.A. 40A: 4-45.14)**

**Summary:** Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions and N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years.

Mayor Serrano Glassner opened public hearing.

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

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

**#05-2023      ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS OR PURPOSES TO BE UNDERTAKEN IN AND BY THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, AND APPROPRIATING \$1,171,790 THEREFOR FROM VARIOUS FUNDS OF THE BOROUGH**

Mayor Serrano Glassner opened public hearing.

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

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

**#06-2023      ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS TO THE SANITARY SEWERAGE SYSTEM IN AND BY THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, AND APPROPRIATING \$165,000 THEREFOR FROM THE SEWER CAPITAL IMPROVEMENT FUND OF THE BOROUGH**

Mayor Serrano Glassner opened public hearing.

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

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

**#07-2023      BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A NEW FIRE TRUCK BY THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$1,020,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$850,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION**

Mayor Serrano Glassner opened public hearing.

Mr. Frank Lupo of 17 Dean Road commented that when considering the purchase of the new fire truck it may be worth looking into refurbishing the existing fire truck to save money. Ms. Joyce Bushman advised that due to the fire trucks' age this is not an option.

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

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

**#08-2023      ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 102 OF THE BOROUGH CODE TO AMEND CERTAIN SEWER AND RENTAL CERTIFICATE OF HABITABILITY FEES**

Mayor Serrano Glassner opened public hearing.

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

Motion to Approve: Council Member Kelly  
Second: Council President Reilly

Ayes: Andrew, Andrews, Badal, Sullivan

## **RESOLUTIONS**

Mayor Serrano Glassner asked Council if it would be acceptable to move Resolution #056-023 to the end of Resolutions due to the anticipated need to discuss in detail. Council was in agreeance.

### **#066-2023 RESOLUTION AUTHORIZING REDEMPTION OF TAX SALE CERTIFICATE #21-001 FOR PROPERTY LOCATED AT 46 PEMBROKE DRIVE, BLOCK 1003, LOT 112**

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

### **#067-2023 RESOLUTION AUTHORIZING THE SALE OF SURPLUS BOROUGH PROPERTY NO LONGER NEEDED FOR PUBLIC USE THROUGH GOVDEALS.COM PUBLIC ONLINE AUCTION**

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

### **#068-2023 RESOLUTION APPOINTING ELIZABETH HOLTZ AS BOROUGH TAX COLLECTOR AND UTILITIES BILLING CLERK**

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

### **#065-2023 RESOLUTION AUTHORIZING MEMORANDUM OF UNDERSTANDING WITH OWNER OF 13 EAST MAIN STREET, BLOCK 1501, LOT 5 FOR OVERNIGHT PARKING**

Council discussed the details of granting use of the municipal parking spaces. After discussion Mayor Serrano asked for a motion to approve.

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

## **COUNCIL COMMITTEE REPORTS**

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

Council Member Sullivan reported that April is National Autism Awareness Month and members of the Police Department will be wearing Autism Awareness badges. May 7<sup>th</sup> is the Annual Fishing Derby. The F150 has been delivered and is waiting outfitting.

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

Council President Reilly reported the Recreation Committee reviewed the baseball field recommendations and submitted their recommendations/comments back.

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

Council Member Kelly had nothing to report.

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

Council Member Andrews reported the Resolution to appoint Elizabeth Holtz as the new Tax Collector has been adopted.

### **Joint Lane Use Board [Standing Committee of the Council]**

Council Member Andrew reported the two new projects have been moved to a future JLUB Meeting. ECOSST met and discussed the Loop Trail.

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

Council Member Badal reported that at DPW the plows are off and mowers are out.

### **ADMINISTRATOR'S REPORT**

Ms. Joyce Bushman reported the DPW Mechanic is leaving. The Borough is happy to have Elizabeth Holtz on board.

### **ATTORNEY'S ITEMS**

Mr. Fred Semrau, Esq. reported there were only a handful of tax appeals at the County Tax Board.

### **MAYOR'S ITEMS**

Mayor Serrano Glassner reported she had a meeting with Mr. Bill Maurer, the Borough's Local Historian, to discuss the Walking Tour on May 6<sup>th</sup>. Mayor Serrano Glassner thanked DPW for a great job placing the picnic table from the Stigma Free Committee. The bench is at Borough Park by the Basketball Courts.

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

Mayor Serrano Glassner opened public comment.

Ms. Laura Montenegro of 8 Linden Lane thanked Council for approving the Special Event Application for the Stomp Out Stigma Walk. Ms. Montenegro commented that the Stigma Free Committee is doing great things to raise awareness of Mental Health issues and giving back to the community.

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

**APPROVAL OF VOUCHERS**

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

**ADJOURNMENT**

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

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

Meeting adjourned at 7:40 p.m.

Respectfully Submitted:

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