



**BOROUGH OF MENDHAM
MEETING OF THE MAYOR AND COUNCIL
October 7, 2026 7:00 PM
Minutes**

1. CALL TO ORDER

Mayor Kelly called the October 7th, 2026, Regular Meeting of the Mayor and Council to Order at 7:00 pm in the Garabcrant Center, 4 Wilson St, Mendham, New Jersey.

2. MOMENT OF SILENCE AND FLAG SALUTE

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

3. MAYOR'S OPENING STATEMENT

Adequate notice of this meeting of the Mayor and Council of the Borough of Mendham was published in the Daily Record and Star Ledger and was posted in the Phoenix House. In addition, a copy of this notice is and has been available to the public, is on file in the office of the Municipal Clerk, and is available under Public Notices at www.mendhamnj.org. Official action will be taken at this meeting.

4. ROLL CALL

Mayor, James Kelly
Council President Marilyn Althoff
Council Member Matthew Bruin
Council Member Alexandra Henry Traut
Council Member Chris Neff
Council Member Will Russo
Council Member Neil Sullivan

Also, present were:
Sue Sharpe, Dorsey & Semrau, LLC
Joyce Bushman, Administrator
Lauren McBride, Borough Clerk

5. CONSENT AGENDA ITEMS *(Items considered routine, Council will act on by a single motion and vote unless a member requests that an item be removed and considered separately)*

Items on the Consent Agenda are considered routine and will be acted upon by the Borough Council by a single vote unless a member of the Governing Body requests that an item be removed and considered separately

A. Minutes

1. September 23, 2026

B. Road Closure Application

1. Florie, Phoenix, Knollwood October 11, 2026

C. Raffle License

1. Minutemen Sports Club, 12/30/26

Motion: Council Member Bruin

Second: Council Member Henry Traut

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

6. PRESENTATION

Mayor Kelly read the Proclamation Recognizing Mountain View Middle School Students and Their Artwork and presented the principal and participating students with a copy of the proclamation.

7. ORDINANCE FOR INTRODUCTION

ORDINANCE #15-2026 ORDINANCE OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 38, POLICE DEPARTMENT, OF THE BOROUGH CODE TO MODIFY THE POLICE OFFICER MEMBER AND QUALIFICATION REQUIREMENTS

Ordinance #15-2026 is scheduled for public hearing and final adoption on October 21, 2026

Motion: Council Member Althoff

Second: Council Member Neff

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

8. ORDINANCE FOR ADOPTION AND PUBLIC HEARING

#14-2026 PROVIDING FOR THE CLOSURE OF TWO POLISHING LAGOONS AND THREE LAGOON MONITORING WELLS IN THE SUM OF \$575,000.00 AND BY THE BOROUGH OF MENDHAM, IN THE COUNTY OF MORRIS, NEW JERSEY, AND REAPPROPRIATING \$462,472.00 THEREOF FROM AVAILABLE SEWER CAPITAL FUNDS AND APPROPRIATING \$112,528.00 THEREFOR FROM THE SEWER CAPITAL IMPROVEMENT FUND OF THE BOROUGH OF MENDHAM

Public Hearing:

Mayor Kelly stated that any interested person would be given an opportunity to be heard on the ordinance. The Mayor would recognize each speaker and ask them to clearly state their name and address for the record. Speakers who have been verified by the Office of Information Privacy as a covered person under Daniel's Law are not required to provide their address.

No one from the public wished to speak.

Motion: Council Member Althoff

Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

WHEREAS, due to changes in NJDEP groundwater permitting requirements and the need to maintain effective operation of the Water Reclamation Facility, the obsolete Polishing Lagoons, which have been out of service for approximately twenty years, require closure, together with the elimination of the three associated Lagoon Monitoring Wells; and

BE IT ORDAINED BY THE BOROUGH OF MENDHAM COUNCIL, IN THE COUNTY OF MORRIS, NEW JERSEY, AS FOLLOWS:

Section 1. The Borough of Mendham Council has determined that it is in the best interest of the Borough to appropriate the sum of \$575,000.00 for the closure of the obsolete Polishing Lagoons and elimination of the three associated Lagoon Monitoring Wells; and that the sum of \$462,472.00 shall hereby be re-appropriated from the Sewer Capital Fund from funds available under ordinances of the Borough #06-2022 (b) improvements to the Franklin Street Pumping Station (\$312,472.94), #06-2023 (a) the upgrade of the Franklin Street Pump Station (\$100,000.00), and #05-2024 (a) the upgrade of the Franklin Street Pump Station (\$50,000.00) and not necessary for the purposes for which appropriated and \$112,528.00 from the Sewer Capital Improvement Fund; and

Section 2. The improvements are hereby authorized and the purpose for which \$462,472.00 is re-appropriated from the Sewer Capital Fund and the \$112,528.00 appropriated from the Sewer Capital Improvement Fund totaling \$575,000.00 are identified in Section 1. Is as follows:

- (a) the closure of two polishing lagoons and three lagoon monitoring wells in and by the borough of Mendham together with all studies, designs, surveys, equipment, appurtenances, attachments, work, materials and other expenses necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Borough Clerk and hereby approved.

Section 3. The capital budget or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

Section 4. This ordinance shall take effect after publication after final passage as provided by law.

Introduced: September 23, 2026
Public Hearing: October 07, 2026
Adopted: October 07, 2026

9. RESOLUTIONS

#166-2026 RESOLUTION AMENDING RESOLUTION #085-2026 AS PREVIOUSLY AMENDED BY RESOLUTION #146-2026, REGARDING THE POLICE DEPARTMENT ACCESSIBILITY IMPROVEMENTS PROJECT

Motion: Council Member Althoff
Second: Council Member Bruin
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

#167-2026 RESOLUTION APPOINTING REINALDO A. FLORES AS TEMPORARY PART-TIME ZONING OFFICER, CODE ENFORCEMENT OFFICIAL AND RENTAL INSPECTOR

Motion: Council Member Henry Traut
Second: Council Member Bruin
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

#168-2026 RESOLUTION INSERTING THE MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND GRANT FOR THE BOWERS BUILDING PRESERVATION PLAN AS AN ITEM OF REVENUE IN THE 2026 BUDGET AS REQUIRED BY N.J.S.A 40A:4-87, CHAPTER 159

Motion: Council Member Althoff
Second: Council Member Neff
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

#169-2026 RESOLUTION ACCEPTING A DONATION OF PLANT MATERIAL FROM THE MENDHAM ALLIANCE FOR PRESERVATION & CONSERVATION

Motion: Council Member Henry Traut

Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

10. ADMINISTRATOR OPERATIONS REPORT

The Administrator thanked everyone involved in another successful MendhamFest. She specifically recognized Recreation Director Aubrey Egerter for her hard work in organizing the event and noted the strong turnout of residents and young families. She stated that the event provided a wonderful opportunity for the community to come together and enjoy a family-oriented day.

11. COUNCIL REPORTS

Council Member Neff, Chair of the Public Works Committee, Councilman Neff reported that Water Reclamation Facility staff responded to multiple power outages on September 26, deploying generators to maintain operations at the treatment plant and pump stations. He also noted that installation of new HVAC units at the DPW Administration Building is underway. The Department of Public Works completed its annual stormwater training, planted 13 trees as part of the 2025 Fall Shade Tree Program, and continues residential brush pickup efforts. DPW staff also assisted with setup and cleanup for MendhamFest and the Harvest Hustle. Councilman Neff provided an update on the Indian Brook Restoration Project, a multi-year stream restoration initiative that will restore nearly a quarter mile of the brook to a more natural condition, benefiting water quality, wildlife, and the community. He also announced upcoming recreational and environmental initiatives, including an advanced fishing derby, fishing etiquette education, and a community cleanup event being coordinated with local organizations and volunteers.

Council Member Althoff, Chair of the Public Safety Committee, Councilwoman Althoff reported that a hiring notice for a new police officer has been published and interviews are underway. She provided an update on several public safety and accessibility initiatives, including the pending final walkthrough for the new ADA-compliant door opener at the Police Department. She also noted that a new solar-powered flashing stop sign has been installed at the end of Talmage Road to improve traffic safety and increase driver awareness at the intersection. Councilwoman Althoff thanked DPW staff for their efforts in implementing the improvement.

Council Member Russo, Chair of the Personnel Committee, Councilman Russo reported that personnel matters related to the appointment of a part-time Zoning Officer were addressed through Resolution 167-2026. He also noted that updates from a recent meeting had already been provided by Mr. Sullivan and Mr. Bruin.

Council Member Sullivan, Chair of the Finance Committee, Councilman Sullivan reported that the Finance Committee is scheduled to meet next week. Discussions are expected to focus on the three proposed development projects in the Borough, including their potential impact on future tax revenues and municipal expenses. The committee will also begin preliminary discussions regarding preparation of the 2027 municipal budget.

Council Member Henry Traut, Chair of the Land Use Committee, reported that the Morris County MUA composting mini-grant program is moving forward after ECCOST identified a New Jersey-certified composting vendor at no cost to the Borough. Through the program, 20 residents will receive a composting bin, compostable bags, and 14 weeks of free compost collection service. The Borough is working to identify a centralized drop-off location to support the program. She also provided an update on the Open Space, Recreation, and Historic Preservation Plan. The ad hoc subcommittee held a kickoff meeting with Caldwell & Associates to begin updating the plan, which was last completed in 2002. A public survey is being finalized and will be distributed throughout the community, remaining open through November. The feedback collected will help guide future goals and action items for the updated plan.

Council Member Bruin, Chair of the Recreation Committee, Councilman Bruin reported that MendhamFest was a tremendous success, with strong community participation and favorable weather. He thanked Recreation Director Aubrey Egerter, the DPW, Police Department, Fire Department, First Aid Squad, local businesses, and vendors for their contributions. He also recognized the Mendham Rotary Club for organizing a time capsule project in celebration of the upcoming 250th anniversary of American independence. He announced that construction is underway on the new playground at Botti Field, with installation of the new equipment in progress. He also highlighted the upcoming S'mores and Stories Night at Botti Field and noted that the next Recreation Committee meeting will be held on October 15. Regarding Board of Education matters, Councilman Bruin reported that he met with representatives of the Mendham Borough Board of Education, along with Councilmen Russo and Sullivan, to discuss school safety and future planning initiatives. One topic of discussion was the potential addition of a second School Resource Officer, and further conversations between the Board of Education and Borough Council are anticipated.

12. ATTORNEY'S REPORT

The Borough Attorney reported that the Council has expressed interest in continuing Mr. Bill Craig's services through the end of the year to assist with the transition of the Police Department and provide additional support. She advised that she and Borough Attorney Fred Semrau reviewed the proposal and conducted research to ensure compliance with the Local Public Contracts Law. Based on that review, they are satisfied that the arrangement complies with applicable requirements. She further noted that a resolution authorizing the engagement will be presented at the next Council meeting and that a memorandum outlining the background and rationale will be provided to the Finance Committee.

13. MAYOR'S ITEMS

Mayor Kelly thanked Recreation Director Aubrey Egerter, Borough staff, volunteers, and the favorable weather for contributing to the success of MendhamFest, noting that it was a well-attended and enjoyable community event. He also reported that the Borough's insurance carrier approved a substantial claim for repairs to a failed DPW generator, and the repair process is underway. An update was provided on efforts to repair the Fire Department generator, which remains a priority. Additionally, Mayor Kelly discussed concerns regarding a recent private fireworks display held at a residence in the Borough. In response, he has asked the Borough Attorney's office to explore the development of an ordinance regulating large-scale private fireworks displays, similar to regulations adopted by neighboring communities, while preserving exceptions for established community events.

14. PUBLIC COMMENTS

Gail Wragg, of 425 Bernardsville Road, raised questions concerning the potential tax implications and access arrangements related to any future development of the Sisters of Christian Charity property. She inquired whether a developer utilizing the proposed 23-acre overlay zone would be required to use a Hilltop Road address and access point for construction, operations, and emergency services, rather than relying on access through the tax-exempt property on Bernardsville Road. She also questioned whether the Sisters could maintain the tax-exempt status of the remaining 87 acres if the property owner were involved in a significant for-profit development activity. Ms. Wragg requested clarification on these matters from the Borough.

Frank Zammatero, speaking on behalf of the Mendham Alliance for Preservation and Conservation (MAPC), proposed designating the Mendham Post Office as "Headwaters Station" to recognize Mendham's unique role as the source of significant watershed resources. He explained that the designation would promote environmental stewardship, civic pride, and public education while highlighting the shared natural heritage of Mendham Borough and Mendham Township. Mr. Zammatero requested that both municipalities consider supporting the concept through discussions, resolutions, or letters of support, noting that MAPC would lead the outreach and grassroots efforts necessary to pursue the proposal.

15. APPROVAL OF VOUCHERS

Bills List dated October 7, 2026.

Motion: Council Member Neff
Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan

16. ADJOURNMENT

The Mayor asked for a motion to adjourn the meeting at 8:00 pm. Council Member Bruin made the motion to adjourn, which was seconded by Council Member Neff.

The next meeting of the Mendham Borough Mayor and Council will take place on, October 21, 2026, 7:00 PM, at the Garabrant Center Mendham, NJ 07945

