

BOROUGH OF MENDHAM
REORGANIZATION MEETING OF THE MAYOR AND COUNCIL
JANUARY 7, 2026, 7:00 PM
MENDHAM FIREHOUSE
MINUTES

1. CALL TO ORDER

Mayor Kelly called the January 7th, 2026, Reorganization Meeting of the Mayor and Council to order at 7:00 p.m. in the Mendham Firehouse, 24 E Main Street

2. FLAG SALUTE AND MOMENT OF SILENCE

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

3. OPEN PUBLIC MEETINGS ACT STATEMENT

The Mayor stated that Notice of this Reorganization 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.

4. INVOCATION

Invocation was performed by Rabbi Ari Herson

5. STATEMENT OF DETERMINATION OF THE MORRIS COUNTY BOARD OF CANVASSERS

Mayor Kelly stated that the official Statement of Determination sealed by the Morris County Board of Canvassers confirmed the election of Mayor Jim Kelly, Council Member Neil Sullivan, and Council Member Chris Neff to the Mendham Borough Council at the November 4th, 2025, General Election.

6. ADMINISTRATION OF THE OATHS OF OFFICE – ELECTED OFFICIALS

Fred Semrau administered the Oath of Office to:

- Jim Kelly, Mendham Borough Mayor
- Neil Sullivan, Mendham Borough Council
- Chris Neff, Mendham Borough Council
- Ken Lordy, Captain for the Mendham First Aid Squad

- Mike Orgera, Fire Chief for the Mendham Borough Fire Department

7. ROLL CALL

Present:

Mayor Kelly
Council Member Althoff
Council Member Bruin
Council Member Henry Traut
Council Member Neff
Council Member Russo
Council Member Sullivan

8. MAYOR'S WELCOME

Mayor Kelly read his welcome statement and recognized guests.

9. MAYOR'S SERVICE AWARDS

Mayor Kelly presented and read the Service Awards for the following.

**Mendham Creamery
Wicker Basket
Sapori d'italia
Pastime Club
Provident Bank
Dunkin'
Marion Mundy, ECCOST Committee
Nicholas Rossi, Triad Coatings & Construction, LLC
The Botti Family**

10. HOLIDAY HOME DECORATING CONTEST WINNER

Mayor Kelly announced the Holiday Home decorating contest winner, Sarah Hersey, 68 Dean Road

11. NOMINATION AND ELECTION OF COUNCIL PRESIDENT FOR CALENDAR YEAR 2026

(Nomination and Election to be made by Council motion)

Council Member Sullivan nominated Council Member Althoff for Council President, and Council Member Bruin nominated Council Member Alexandra Henry Traut for the same position.

Mayor Kelly called for a roll-call vote on Council Member Althoff.

Ayes: Althoff, Neff, Sullivan

Nays: Bruin, Henry Traut, Russo

Mayor Kelly then called for a roll-call vote on Council Member Henry Traut.

Ayes: Bruin, Henry Traut, Russo

Nays: Althoff, Neff, Sullivan

Council Member Henry Traut subsequently withdrew her nomination and gave her support to Council Member Althoff.

Mayor Kelly requested a revote for Council Member Althoff, and the vote was unanimously in favor.

12. APPOINTMENT OF COUNCIL STANDING COMMITTEES FOR CALENDAR YEAR 2026
(Mayoral appointments with Council approval pursuant to Article V of the Council By-Laws)

Finance Committee

Neil Sullivan, Chair Will Russo Alexandra Henry Traut

Public Safety Committee/Board of Health Liaison

Marilyn Althoff, Chair Chris Neff Neil Sullivan

Recreation and Parks Committee/School Boards Liaison

Matthew Bruin, Chair Marilyn Althoff Neil Sullivan

Personnel Committee/Volunteer Projects Liaison

Will Russo, Chair Marilyn Althoff Matthew Bruin

Public Works & Utilities

Chris Neff, Chair Matthew Bruin Alexandra Henry Traut

Land Use Committee

Alexandra Henry Traut, Chair Chris Neff Will Russo

13. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES
Appointments to the Board of Health *(Council motion required)*

Name	Position	Term Expires
Ken Lordy	Regular Member	12/31/2028
Laura Montenegro	Regular Member	12/31/2028
John Nosta	Regular Member	12/31/2026
Tom Day	Regular Member	12/31/2028
Peter Rooney	Regular Member	12/31/2028
	Alternate Member	12/31/2027
	Alternate Member	12/31/2027

Appointments to the Recreation Committee

(Members appointed by the Mayor with the advice and consent of the Borough Council)

(Council Motion Required)

Name	Position	Term Expires
Tim McChesney	Regular Member	12/31/2027
Rob D'Urso	Regular Member	12/31/2028
Ned Panfile	Regular Member	12/31/2026
Kevin Lanahan	Regular Member	12/31/2028
Dianne Ackerman	Regular Member	12/31/2028
Patrick McChesney	Alternate Member	12/31/2026
Vacant	Alternate Member	12/31/2026

Appointments to the Environmental, Open Space & Shade Tree Committee (ECOSST)
(Mayoral appointments)

Name	Position	Term Expires
Darren D'Agostino	Shade Tree/OPEN SPACE	12/31/2028
Tim Foerster	Shade Tree/ OPEN SPACE	12/31/2027
Lawrence Morris	Shade Tree/ OPEN SPACE	12/31/2027
Vacant	Shade Tree Alternate I/ OPEN SPACE	
Ted Metzler	Environmental Commission/ OPEN SPACE	12/31/2026
Dave Tracy	Environmental Commission/ OPEN SPACE	12/31/2026
Eric Arena	Environmental Commission/ OPEN SPACE	12/31/2027
Jacquelyn Herrick	Environmental Commission/ OPEN SPACE	12/31/2027
Steve Verrengia	Environmental Commission – Alternate I	12/31/2028
	Joint Land Use Board Member	12/31/2026

Appointments to the Historic Preservation Commission *(Mayoral appointments)*

Name	Position	Term Expires
Dan Encin	Class A	12/31/2029
Mark Tosso	Class B	12/31/2028
Scott Van Arsdale	Class C	12/31/2026
Ryan Mullany	Class C	12/31/2028
Nancy Rodrigues	Class C	12/31/2029
Emily Romano	Alternate Member	12/31/2027
Jennifer Cass	Alternate Member	12/31/2026

Appointments to the Joint Land Use Board *(Mayoral appointments)*

Name	Position	Term Expires
Jim Kelly	Class I	Concurrent with office
Joyce Bushman	Class II	12/31/2026
Alexandra Henry Traut	Class III	12/31/2026
James Barker	Class IV	12/31/2028
David Sprandel	Class IV	12/31/2027
Joseph D'Urso	Class IV	12/31/2027

Jim Molnar	Class IV	12/31/2027
Keith Kay	Class IV	12/31/2028
Marrie Rose Garbacz	Class IV	12/31/2027
Ben Heller	Alternate I	12/31/2026
Vacant	Alternate II	12/31/2026
John Benigno	Alternate III	12/31/2027
Jim Chambers	Alternate IV	12/31/2026

Council Appointment of Class III Member to the Joint Land Use Board *(Council motion required)*

Alexandra Henry Traut Class III – Council Member 12/31/2026

Appointments to the Hometown Heroes Banner Committee for Calendar Year 2026

Five members appointed by the Mayor; one member must be an elected official. Membership preference is given to U.S. military veterans and family members.

(Mayoral appointments)

Name	Position	Term Expires
James Cillo	Member	12/31/2026
James Laughlin	Member	12/31/2026
Patricia Serrano	Member	12/31/2026
Herb Korte	Member	12/31/2026
John W. Andrews	Member	12/31/2026

Appointments to the Morris County Community Development Revenue Sharing Advisory Committee (CDRS Committee) *(Mayoral Appointment)*

Name	Position	Term Expires
Joseph D'Urso	Representative	12/31/2026
Beatrice Mastracchio	Representative	12/31/2026

Appointment to Mayor's Ad Hoc Local Economic Development Committee *(Mayoral Appointment)*

Name	Position	Term Expires
Jay Grant	Regular Member	12/31/2026

Appointment to Local Historian *(Mayoral Appointment)*

Name	Position	Term Expires
	Regular Member	12/31/2026

Mayor Kelly asked for a motion to approve.

Motion to Approve: Council Member Henry Traut

Second: Council Member Bruin

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

Nays: None

Abstain; None

14. APPOINTMENT OF OFFICIALS - COUNCIL APPOINTMENTS *(Made by Council motion)*

Appointment of Captain of the Mendham Borough First Aid Squad for Calendar Year 2026

(In accordance with §22-3 of the Code of Mendham Borough)

Ken Lordy

Appointment of Fire Official/Fire Marshal for the Borough of Mendham for Calendar Year 2026

(In accordance with §106-5 of the Code of Mendham Borough)

Thomas Ryan

Mayor Kelly asked for a motion to approve.

Motion to Approve: Council Member Henry Traut

Second: Council Member Bruin

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

Nays: None

Abstain; None

15. APPOINTMENT OF OFFICIALS - MAYORAL APPOINTMENTS

Appointment of Fire Chief for the Mendham Borough Fire Department for Calendar Year 2026

(Chapter 20, §20-2 of the Code of Mendham Borough; 1-year appointment)

Mike Orgera

Appointment of Emergency Management Office Coordinator and Deputy Coordinator for the Borough of Mendham

(N.J.S.A. Appendix A: 9-33 et seq. and Directive 22 Issued by the State Office of Emergency Management)

Continuing 3-year appointment from January 2024. Term of office ends 12/31/2027

William Craig

Bud Murphy

Appointment of Deputy Municipal Emergency Management Coordinators for the Borough of Mendham for Calendar Year 2026

(N.J.S.A. Appendix A: 9-33 et seq. and Directive 22 Issued by the State Office of Emergency Management)

William Craig, Mendham Borough Public Safety Director

Patrick McNichol, Mendham Borough Acting Captain and Police Officer in Charge

Pete Hafemeister, Mendham Borough Department of Public Works Superintendent

Ken Lordy, Mendham First Aid Squad Captain
Mike Orgera, Mendham Fire Department Chief

Appointment of Officials to the Municipal Emergency Management Council for the Borough of Mendham for Calendar Year 2026

(N.J.S.A. Appendix A: 9-41, as amended)

Mendham Borough OEM Coordinator

Borough Administrator

Department of Public Works Superintendent

Mendham Borough Public Safety Director

Mendham Borough Police Officer in Charge

Mendham Borough Fire Chief

Mendham Borough First Aid Captain

Bernard's Township Health Department Representative

West Morris Regional High School District Representative

Mendham Borough Board of Education Representative

16. RESOLUTIONS – ADMINISTRATIVE *(Council will take action by a single motion and vote unless a member requests that an item be removed and considered separately)*

#001-2026 RESOLUTION ADOPTING THE BY-LAWS OF THE BOROUGH COUNCIL FOR CALENDAR YEAR 2026

#002-2026 ANNUAL SCHEDULE OF BOROUGH COUNCIL MEETINGS FOR CALENDAR YEAR 2026

#003-2026 RESOLUTION AUTHORIZING DESIGNATION OF NEWSPAPERS FOR CALENDAR YEAR 2026

#004-2026 RESOLUTION OF THE BOROUGH OF MENDHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE PERSONNEL POLICIES AND PROCEDURES MANUAL REGARDING AMERICANS WITH DISABILITIES AND PREGNANT WORKERS FAIRNESS, PROCUREMENT CARD (P-CARD) AND LONG-TERM AND SHORT-TERM DISABILITY

#005-2026 RESOLUTION AFFIRMING THE POLICY OF THE BOROUGH OF MENDHAM TO TREAT THE PUBLIC, EMPLOYEES, PROSPECTIVE EMPLOYEES, APPOINTEES, VOLUNTEERS AND CONTRACTORS IN A MANNER CONSISTENT WITH ALL APPLICABLE CIVIL RIGHTS LAWS AND REGULATIONS FOR CALENDAR YEAR 2026

#006-2026 RESOLUTION REAFFIRMING MENDHAM BOROUGH'S WELCOMING NATURE AND SHARED VALUES FOR THE PROTECTION OF THE CONSTITUTIONAL, CIVIL, AND HUMAN RIGHTS FOR ALL CITIZENS

Motion to Approve: Council Member Henry Traut

Second: Council Member Russo

Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan
Nays: None
Abstain; None

17. RESOLUTIONS – FISCAL MANAGEMENT *(Council will take action by a single motion and vote unless a member requests that an item be removed and considered separately)*

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| #007-2026 | RESOLUTION AUTHORIZING INTEREST RATE AND PENALTIES ON DELINQUENT PROPERTY TAX PAYMENTS AND DELINQUENT SEWER UTILITY PAYMENTS FOR CALENDAR YEAR 2026 |
| #008-2026 | RESOLUTION AUTHORIZING THE TAX COLLECTOR TO HOLD A TAX LIEN SALE IN CALENDAR YEAR 2026 |
| #009-2026 | RESOLUTION CANCELING OVERPAYMENT OR UNDERPAYMENT OF TAXES, SEWER FEES AND OTHER CHARGES AND FEES IN THE AMOUNT OF \$10.00 OR LESS FOR CALENDAR YEAR 2026 |
| #010-2026 | RESOLUTION ADOPTING A CASH MANAGEMENT PLAN FOR CALENDAR YEAR 2026 |
| #011-2026 | RESOLUTION DESIGNATING MUNICIPAL DEPOSITORIES FOR PUBLIC MONIES AND OTHER FUNDS COLLECTED FOR CALENDAR YEAR 2026 |
| #012-2026 | RESOLUTION AUTHORIZING CHECK AND VOUCHER SIGNATURES FOR CALENDAR YEAR 2026 |
| #013-2026 | RESOLUTION ADOPTING THE FEE AND RATE SCHEDULE FOR CALENDAR YEAR 2026 |
| #014-2026 | RESOLUTION TO ESTABLISH A PETTY CASH FUND AND CHANGE FUNDS FOR CALENDAR YEAR 2026 |
| #015-2026 | TEMPORARY CURRENT FUND OPERATING BUDGET FOR CALENDAR YEAR 2026 |
| #016-2026 | TEMPORARY SEWER FUND OPERATING BUDGET FOR CALENDAR YEAR 2026 |

Mayor Kelly asked for a motion to approve.

Motion to Approve: Council Member Henry Traut
Second: Council Member Bruin
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan
Nays: None
Abstain; None

18. RESOLUTIONS – OFFICIAL APPOINTMENTS *(Council will take action by a single motion and vote unless a member requests that an item be removed and considered separately)*

unless a member requests that an item be removed and considered separately)

- #017-2026 RESOLUTION APPOINTING CERTAIN OFFICIALS AND EMPLOYEES FOR CALENDAR YEAR 2026**
- #018-2026 RESOLUTION APPOINTING ERICK MESIAS, CFO AS COMMISSIONER AND PEGGY TIMONEY, PERSONNEL COORDINATOR AS ALTERNATE COMMISSIONER TO THE MORRIS COUNTY JOINT INSURANCE FUND FOR CALENDAR YEAR 2026**
- #019-2026 RESOLUTION DESIGNATING LAUREN MCBRIDE AS THE PUBLIC AGENCY COMPLIANCE OFFICER FOR CALENDAR YEAR 2026**
- #020-2026 RESOLUTION APPOINTING JOYCE BUSHMAN AS QUALIFIED PURCHASING AGENT FOR CALENDAR YEAR 2026**
- #021-2026 RESOLUTION APPOINTING LISA SMITH AS THE BOROUGH'S MUNICIPAL HOUSING LIAISON**
- #022-2026 RESOLUTION CONFIRMING THE REAPPOINTMENT OF ERIK MESIAS TO A FOUR-YEAR TERM AS CHIEF FINANCIAL OFFICER FOR THE BOROUGH OF MENDHAM**

Mayor Kelly asked for a motion to approve.

Motion to Approve: Council Member Sullivan

Second: Council Member Russo

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

Nays: None

Abstain; None

19. RESOLUTIONS – PROFESSIONAL SERVICE AGREEMENTS *(Council will take action by a single motion and vote unless a member requests that an item be removed and considered separately)*

- #023-2026 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO DORSEY AND SEMRAU LLC FOR MUNICIPAL ATTORNEY SERVICES**
- #024-2026 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO NISIVOCIA LLC FOR MUNICIPAL AUDITING SERVICES**
- #025-2026 RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO BOSWELL ENGINEERING, INC. FOR MUNICIPAL ENGINEERING SERVICES**

- #026-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO JAMES R. WANCHO, P.E. OF PAULUS, SOKOLOWSKI AND SARTOR, LLC IN CONNECTION WITH THE BOROUGH OF MENDHAM WATER RECLAMATION FACILITY
- #027-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO CLEARY, GIACOBBE, ALFIERI, JACOBS LLC FOR MUNICIPAL LABOR ATTORNEY SERVICES
- #028-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO HAWKINS, DELAFIELD AND WOOD, LLC FOR MUNICIPAL BOND COUNSEL SERVICES
- #029-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO SKYLANDS RISK MANAGEMENT, INC. FOR MUNICIPAL RISK MANAGEMENT SERVICES
- #030-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO J. CALDWELL & ASSOCIATES, LLC FOR MUNICIPAL PLANNER SERVICES
- #031-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO AQUALIS FOR NJDEP STORMWATER PERMITTING COMPLIANCE CONSULTING SERVICES
- #032-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO MOREHOUSE ENGINEERING, INC. FOR GENERAL SUPPORT OF THE SCADA SYSTEM AT THE WATER RECLAMATION FACILITY
- #033-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO ONE WATER CONSULTING
- #034-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO ACTION DATA SERVICES FOR PAYROLL AND ACCOUNTING SERVICES
- #035-2026** RESOLUTION AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT WITHOUT COMPETITIVE BIDDING TO HOUSING PARTNERSHIP AND APPOINTING HOUSING PARTNERSHIP AS ADMINISTRATIVE AGENT TO ADMINISTER THE NJ UHAC REGULATIONS
- #036-2026** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SUPERIOR OFFICE SYSTEMS FOR OFFICE COPIERS AND SUPPLIES THROUGH PEPPM TECHNOLOGY BIDDING AND PURCHASING PROGRAM A NATIONAL COOPERATIVE PURCHASING PROGRAM PURSUANT TO N.J.S.A. 52:34-6.

Mayor Kelly asked for a motion to approve.

Motion to Approve: Council President Althoff

Second: Council Member Henry Traut

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

Nays: None

Abstain: None

20. MAYOR'S MESSAGE

The Mayor opened his remarks by expressing gratitude to his wife, the residents, the Borough Council, the Administrator, and all Borough staff for their continued support and dedication. He highlighted several major accomplishments achieved throughout 2025.

One of the year's most significant milestones was the successful interior renovation of the Phoenix House. Over the summer, Borough staff transitioned from the Bowers Building into the newly improved facility. The Mayor thanked Administrator Bushman for securing grant funding that will support the upcoming exterior renovation of the Phoenix House as well as restoration work at the Scott Farm barn.

He also recognized the DPW Superintendent for finalizing a shared service agreement between the Borough and the Township for street paving and street sweeping. In addition, the Borough will be using a recreation grant to upgrade and improve the community playground.

The Mayor provided an update on infrastructure improvements at the Police Department, including the installation of a new HVAC system. He also addressed the Borough's health insurance challenges, noting that while State Health Benefits saw significant increases, the Borough successfully joined the Morris County HIF health insurance fund, resulting in meaningful savings.

He extended his appreciation to ECCOST and the volunteers working at India Brook alongside Trout Unlimited, whose efforts help preserve the natural trout-spawning waters in the area.

The Mayor closed by thanking the Police Department, Fire Department, First Aid Squad, DPW, Water Reclamation Facility, and all Borough staff for their service and commitment to the community. He wished everyone a safe and successful 2026.

21. PUBLIC COMMENTS

Mayor Kelly opened public comment.

Assemblywoman Aura Dunn expressed how proud she is to represent Legislative District 25 and how grateful she feels to live and raise her children in the Borough of Mendham. She congratulated the newly elected officials and Mayor Kelly on their service to the community. She shared her enthusiasm in hearing about the Borough's many accomplishments throughout 2025, noting how encouraging it is to see continued progress and collaboration at the local level.

22. BILLS LIST

BILLS LIST FROM 1/7/2026

Motion to Approve: Council Member Henry Traut
Second: Council Member Althoff
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan
Nays: None
Abstain; None

23. ADJOURNMENT

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

Motion to Approve: Council President Althoff
Second: Council Member Henry Traut
Ayes: Althoff, Bruin, Henry Traut, Neff, Russo, Sullivan
Nays: None

Meeting adjourned at

The next regular meeting of the Mendham Borough Mayor and Council will convene on January 21, 2026, at 7:00 PM in the Garabrant Center, 4 Wilson Street, Mendham.

Respectfully Submitted:

Lauren McBride, RMC

Borough Clerk
Borough of Mendham