

REGULAR MEETING
MAYOR AND COUNCIL
SEPTEMBER 24, 2018

Mayor Chegwidden Called the Meeting to Order

Mayor Chegwidden read the Open Public Meeting Statement

Mayor Chegwidden requested Roll Call:

Council President Yeager- Present
Councilman Binkoski- Present
Councilman Corbett- Present
Councilwoman Hayes- Absent, Excused
Councilwoman Veres- Present
Councilwoman Wickenheisser- Present

Flag Salute

Mayor Chegwidden led those in attendance with the salute to the American Flag.

Discussion

- **Proposal of Purchase of Borough Owned Land:** Michael Berry, owner of 234 West Central Avenue, Block 601, Lot 1, would like to purchase a vacant Borough owned property located at Block 601, Lot 2 in order to perfect his lot. Mr. Berry advised that the Borough property is bordered by his property on the North and East, by the Rockaway River on the South, and by property owned by Morris County on the West, with no access to the road. He understands that there is a legal process, but believes it would be beneficial for both the Borough and himself. Mr. Johnson advised about the legalities of the process and that it would need to be offered for sale at fair market value. Some discussion about whether or not it was land that could be developed and the process for making a sale followed. Mr. Rheinhardt then brought up that a water line that supplies the Morris County facility and a few homes in Rockaway Township comes through that property so an easement for the water line would be needed. Mr. Johnson asked if Mr. Berry has the title work from when he purchased the property and if he could provide him with a copy. Mr. Berry advised that he would. Everyone agreed that the process could move forward.

- **Updates to the Construction Fee Ordinance:** Construction and Building Official Andre Brezina was in attendance to go over recommendations he had made to update the fee ordinance for construction. He advised that according to code, the department is supposed to be self-sufficient, meaning that the fees they charge are supposed to be equal to their operating costs. After doing an assessment, he found that not to be the case, so he is recommending some updates to the fees. He advised that the reworked fees include changes to make certain fees reflective of the amount of time that the inspectors work on certain projects as well as the amount of inspections that certain projects require. He also looked into what surrounding towns charge in order to make sure that none of his recommendations were unreasonable and almost all of Wharton's fees will still be equal to or lower than surrounding towns. After a short discussion, where Mr. Brezina answered a few questions from the Council and it was advised that a few minor changes will be made prior to final adoption, Council President Yeager made a motion to approve O-18-18, "An Ordinance Amending Chapter 110, Section 3 of the Revised General Ordinances of the Borough of Wharton, County of Morris, State of New Jersey," on first reading, by title only. This motion was seconded by Councilman Binkoski.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0

MOTION CARRIED

Mayor Chegwidden thanked Mr. Brezina for all of his work. Mayor Chegwidden set the date of October 15, 2018 for second and final reading.

Open to the Public

In accordance with Local Ordinance O-18-03, “Persons making public comment at the first public portion shall be limited to five (5) minutes. During the second public portion repetitive, irrelevant or excessive public comment in the interest of permitting all members of the public time to speak on any governmental issue and completing the public business within a reasonable period of time”.

Mayor Chegwidden opened the meeting to the public.

No one wishing to be heard, Mayor Chegwidden closed the meeting to the public.

Ordinance

Council President Yeager introduced O-16-18, “An Ordinance Amending Chapter 165, Article XV of the Revised General Ordinances of the Borough of Wharton, County of Morris, State of New Jersey,” on first reading, by title only.

A motion was made by Council President Yeager and was seconded by Councilman Binkoski to adopt O-16-18 on first reading.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0	MOTION CARRIED
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Mayor Chegwidden set the date of October 15, 2018 for second and final reading.

Ordinance

Councilwoman Wickenheisser introduced O-17-18, “An Ordinance of the Borough of Wharton, in the County of Morris, New Jersey Adopting the Main Street Redevelopment Plan for Block 1317, Lots 1 through 22 (Including Former Lot 23),” on first reading, by title only.

Borough Planner, Jessica Caldwell explained what has happened in the redevelopment process thus far. Previously, the Council has established a Redevelopment Area along Main Street in July of 2018. Since then, they have been working on a Redevelopment Plan which was referred to the Planning Board and was approved by them at their last meeting. It is now sent back to the Council for adoption via this Ordinance. The goal of the plan is to implement mixed-use redevelopment in the downtown. They are looking at mixed use buildings, typically 4 stories, with commercial on the ground floor and residential over. They are looking to increase the number of people who live downtown and can frequent the businesses and provide for economic development in the community. There is a requirement for affordable housing set asides within the development, 15% for rentals and 20% for purchase. They are looking at widening the sidewalks and having outdoor dining areas. There are some flexible parking standards, with a requirement that some public spaces are maintained. Councilman Binkoski asked what is former Lot 23. Ms. Caldwell advised that it was a very small lot that was incorporated by the Tax Assessor into an adjoining lot, but they wanted to make sure it was included. Councilman Corbett asked about the size of the plan and didn’t it originally include both sides of the street. Ms. Caldwell advised that they had decided to do it in stages.

A motion was made by Councilwoman Wickenheisser and was seconded by Council President Yeager to adopt O-17-18 on first reading.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0	MOTION CARRIED
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Mayor Chegwidden set the date of October 15, 2018 for second and final reading.

Consent Agenda

The following items are considered to be routine and non-controversial by the Mayor and Council and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen so requests, in which case, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

Approval of Bills: All bills referred to the finance committee to be paid if found correct.

Approval of Minutes from 9/10/18

**Resolutions: R-127-18: Approve Alliance Signing Contract KV Carriage
R-128-18: Approve Contract with NJDOT for Generator Adapted Controller Cabinet- Route 15 and N. Main St.
R-129-18: Approve Contract with NJDOT for Generator Adapted Controller Cabinet- E./W. Dewey Ave. and N. Main St.
R-130-18: Approve Contract with NJDOT for Generator Adapted Controller Cabinet- Route 46 and S. Main St.
R-131-18: Approve Contract with NJDOT for Generator Adapted Controller Cabinet- Route 15 and E. Dewey Ave.
R-132-18: Amending Personnel Policy “Employee Handbook” for the Borough of Wharton**

Approve Blue Light Permit Salvatore Vitellaro

Approve Facility Application from Wharton Schools

A motion was made by Council President Yeager and was seconded by Councilman Binkoski to approve all items listed on the Consent Agenda.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0

MOTION CARRIED

Correspondence

- **Monthly Report Treasurer**
- **Notice of Ordinance from Roxbury Township**
- **Notice of Ordinance and Resolutions from Township of Hanover**
- **RVRSA Meeting Minutes**

Council Reports

Council President Yeager: He attended the School Board meeting. He attended the Planning Board meeting where they discussed the Redevelopment Plan. He attended the Morris County League of Municipalities meeting where they discussed school safety.

Councilman Binkoski: He has been utilizing the Library a lot recently and wanted to note how helpful they are. He received a request for a road closure from Mr. O’Malley for their annual event on October 13th on Cutler from Main to Ford from 12-8. They will notify all the residents, and this a yearly event and there’s never been a problem. He then made a motion to approve this, which was seconded by Councilman Corbett.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0

MOTION CARRIED

He also received a request from the Police Department that Robert Thrower be appointed as a full time Crossing Guard for the Borough and made a motion to approve this appointment. Councilman Corbett seconded the motion.

ROLL CALL VOTE: YEA-5 NAY-0 ABSENT-1 ABSTAIN- 0

MOTION CARRIED

A few weeks ago, we had a concerned citizen come in about some issues with poles in town that are owned by the utility companies. After that he started paying more attention to them and starting noticing issues with them again. He did get a report that Mr. Hutchins is trying to work with the different utilities to address these issues. Verizon may be giving them some pushback. Mayor Chegwidden suggested taking an inventory with pictures and sending the utilities a report requesting that they address any problems or having them attend a meeting to go over this. Mr. Rheinhardt advised that another issue is with them leaving wires hanging off the poles. After more discussion including an idea about creating an ordinance about abandoned poles, it was decided that a survey will be done and then we will invite both utilities to a future meeting.

Councilman Corbett: On 9/13 he attended the RVRSA meeting. There is still no end in sight for the lawsuit with Jersey City. On 9/13 he met with Mr. Rheinhardt and John Thomas, Landscape Architect, about the possibility of using Sterling St. for the 9/11 Memorial. He indicated that it would be a good site and will be giving some recommendations on what else to do. On 9/19 he also attended the Morris County League of Municipalities meeting, which was very informative about school safety. Earlier today he met with a member of the 9/11 Committee and briefed her about what he just advised. He also just read a bill that seeks to limit what Municipalities and Counties can spend in the last quarter. Of course, most work to make sure they defer things until the last quarter so that they can take care of pressing needs and ensure they have enough money.

Councilwoman Hayes: Absent

Councilwoman Veres: The Library Board meeting scheduled for 9/18 was postponed to Wednesday 9/26 due to an emergency. She will be attending it then.

Councilwoman Wickenheisser: She also attended the School Board meeting and thanks them for inviting the Council. Recreation is going very well, which is nice to see. Opening day of soccer was this past Saturday and they were finally able to have some good weather to play. Fall ball of little league also recently started. Sign ups for Jr. Knights wrestling are going on. This weekend is the 5K Color Run, if anyone wants to participate. Registration starts at 8AM. The Municipal Alliance and Police Department will be participating in “Knock Out Opioid Day” on 10/6. They will be providing information to doctors, dentists, and pharmacies regarding opioid abuse. They will also attend the quarterly resident meeting at Centennial Court to discuss prescription safety and awareness to the seniors. We also had a very successful Job Fair last week and she thanks Ms. Ghebreel for putting that together.

Mayor Chegwidden's Report

It was nice of the Board of Education to invite them to their meeting. He thinks that we have a good relationship with them and it has been that way for a long time. Whenever we need something, he thinks they work together well to get things done and come up with a solution. He attended the latest meeting of the Memorial Park Committee. They came up with a few more ideas and the Landscape Architect is going to be putting together some drawings that they will share once they are ready. Some really great ideas came out of the meeting. The new welcome signs are up at each of the entrances to town. They are aware of a sight issue with one and it is being fixed. He hopes that if issues like this come up that residents call Town Hall or the Police Department and let us know. We want to act if there is a problem, but we don't always know about them. If someone just posts on about it on social media, we don't always see it so we can't address it. Work is going on at Port Oram and they

are constructing the new building quickly. He also attended the Planning Board meeting via phone and thanks Ms. Caldwell for putting the plan together and the Council for accepting it. The Job Fair was amazing, there were 43 companies in attendance and he thanks Ms. Ghebreal for putting it together and the American Legion for allowing us to have it there.

Open to the Public

Mayor Chegwidden opened the meeting to the public.

No one wishing to be heard, Mayor Chegwidden closed the meeting to the public.

Adjournment

A motion was made by Councilman Corbett and was seconded by Councilman Binkoski to close this meeting.

September 10, 2018

ATTEST:

BOROUGH OF WHARTON

WILLIAM J. CHEGWIDDEN,
MAYOR

Gabrielle Evangelista,
Borough Clerk