

REGULAR MEETING
MAYOR AND COUNCIL
JANUARY 20, 2025

Mayor Chegwidden called the Meeting to Order.

Mayor Chegwidden read the Open Public Meeting Statement.

Roll Call

Mayor Chegwidden requested Roll Call:

Council President Norton - Present
Councilman Binkoski – Present
Councilwoman Jones - Present
Councilwoman Vasquez - Present
Councilwoman Wickenheisser – Present
Councilman Yeager- Present

Also in attendance were Administrator Joseph Kovalcik Jr., Borough Clerk Gabrielle Evangelista, Attorney Roman Hirniak, and Borough Planner Jessica Caldwell.

Flag Salute

Mayor Chegwidden led those present in the Salute to the American Flag.

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.

Ordinance

Councilman Yeager presented O-01-25, “An Ordinance Amending Chapter 3, Article III, Section 13 of the Revised General Ordinances of the Borough of Wharton, County of Morris, State of New Jersey,” on second reading by title only.

Mayor Chegwidden opened the meeting to the public for questions or comments on this Ordinance only.

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

A motion was made by Councilman Yeager and was seconded by Councilman Binkoski to adopt O-01-25 on second and final reading.

ROLL CALL VOTE: YEA: 6	NAY: 0	ABSENT: 0	ABSTAIN: 0
MOTION CARRIED			

Ordinance

Councilman Binkoski introduced O-02-25, “An Ordinance to Provide for General Capital Projects Enumerated within for the Borough of Wharton, County of Morris and to Provide for the Funding Thereof,” on first reading by title only.

A motion was made by Councilman Binkoski and was seconded by Councilwoman Wickenheisser to adopt O-02-25 on first reading.

ROLL CALL VOTE: YEA: 6	NAY: 0	ABSENT: 0	ABSTAIN: 0
MOTION CARRIED			

Mayor Chegwidden set the date of February 10, 2025 for second and final reading.

Ordinance

Council President Norton introduced O-03-25, “An Ordinance to Provide for Water Capital Projects Enumerated within for the Borough of Wharton, County of Morris and to Provide for the Funding Thereof,” on first reading by title only.

A motion was made by Council President Norton and was seconded by Councilman Yeager to adopt O-03-25 on first reading.

ROLL CALL VOTE: YEA: 6	NAY: 0	ABSENT: 0	ABSTAIN: 0
MOTION CARRIED			

Mayor Chegwidden set the date of February 10, 2025 for second and final reading.

Ordinance

Councilwoman Vasquez introduced O-04-25, “An Ordinance to Provide for Sewer Capital Projects Enumerated within for the Borough of Wharton, County of Morris and to Provide for the Funding Thereof,” on first reading by title only.

A motion was made by Councilwoman Vasquez and was seconded by Councilman Yeager to adopt O-04-25 on first reading.

ROLL CALL VOTE: YEA: 6	NAY: 0	ABSENT: 0	ABSTAIN: 0
MOTION CARRIED			

Mayor Chegwidden set the date of February 10, 2025 for second and final reading.

Resolution

Councilman Yeager introduced R-42-25, “Resolution Authorizing a Person-to-Person Transfer of a Plenary Retail Consumption License.”

A motion was made by Councilman Yeager and was seconded by Councilwoman Jones to adopt R-42-25.

ROLL CALL VOTE: YEA: 6	NAY: 0	ABSENT: 0	ABSTAIN: 0
MOTION CARRIED			

Resolution

Borough Planner Jessica Caldwell reviewed her memorandum to the Mayor and Council relating to the Round 4 Affordable Housing Regulations. She advised that the Prospective Need Obligation as set forth in the DCA report is 74 units and the Present Need/Rehabilitation Obligation is 91 units. She advised that most of this could likely be addressed through a vacant land adjustment. She continued that the only factor in the DCA’s calculations that is readily adjustable based on Municipal reviews is the Land Capacity Factor, of which Wharton’s was very low. Therefore, despite our objections, she recommends accepting the numbers.

Mayor Chegwidden thanked Ms. Caldwell for keeping us on point with this. Mr. Kovalcik advised that we are carrying a 14-unit surplus from the Third Round.

Councilwoman Vasquez introduced R-43-25, “Resolution Committing to DCA’s Fourth Round Affordable Housing Present Need and Prospective Need Numbers as Modified Under Protest.”

A motion was made by Councilwoman Vasquez and was seconded by Councilwoman Wickenheisser to adopt R-43-25.

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

MOTION CARRIED

Councilman Binkoski advised that he thanks Ms. Caldwell for her work, but can't vote yes.

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: Approve all bills referred to the Finance Committee

Approval of Minutes: 11/18/24, 12/9/24, 12/30/24, 1/2/25

R-44-25: Tax Sale Redemption TSC 2022-011

R-45-25: Grant Application NJDOT Local Freight Impact Fund

R-46-25: Tax Overpayments Applied

R-47-25: Purchase Audio System Upgrade through TIPS National Co-op

R-48-25: Tax Sale Redemption TSC 2021-006

R-49-25: Appropriation Reserve Transfer

R-50-25: Prof. Services- CHA Pine Street Recycling Center Rehabilitation-Concept Design

Appointment as of 2/1/25: Veronica Valandingham, Animal Control Officer for the remainder of a one-year term to expire 12/31/25

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

ROLL CALL VOTE: YEA: 6 NAY: 0 ABSENT: 0 ABSTAIN: 0

MOTION CARRIED

Correspondence

- Letter from NJDOT Pavement Preservation Project

Council Reports

Council President Norton: He thanks the DPW for their work during the recent storms, they did a great job.

Councilman Binkoski: He echoes Council President Norton's sentiment and also thanks the Police Department.

Councilwoman Jones: She attended the Board of Health meeting. The Mt. Olive Health Department was not in favor of including Wharton in the branding of their materials. The library is reopening tomorrow following the replacement of the roof and windows. Thank you for the CDBG grants that allowed that project to happen.

Councilwoman Vasquez: She attended the Planning Board meeting where they discussed parking at Wharton Woods. It is in their Planning Board Resolution that they cannot charge for parking and they currently are, so that will be addressed. There was a similar issue with Port Oram. Mayor Chegwidden advised that the Planning Board made sure they couldn't charge for parking so that they didn't run into a similar issue with people not wanting to pay and then parking on the street that they did with Avalon Bay.

Councilwoman Wickenheisser: She echoes the previous sentiments for the DPW and Police for the recent storms. She recognizes today being Martin Luther King Day and Inauguration Day.

Councilman Yeager: He attended a meeting with the County relating to the trails grants and thanks Mr. Kovalcik for getting them in order. He also met with Chief Young for interviews.

Mayor Chegwiddden's Report: He attended the Planning Board meeting. The ShopRite suit is ongoing. He thanks Chaiman Loury and Vice Chairman Rathjens, they do a great job. He attended the meeting with the County relating to the trails grant close outs, we should be getting \$200,000 back. As Councilwoman Jones said, the library is reopening tomorrow. Thank you for the CDBG grant money, this project was desperately needed. Thank you to Ms. Halprin as well. He met with Chief Young and Mr. Kovalcik relating to purchasing new speeding signs, these take a photo and will send the driver a warning. Chief Young advised that we are ordering 6 for the County roads and 2 other roads. Mayor Chegwiddden advised that the garbage collection in Chester Borough is going well so far. He also thanks the DPW and PD for their work during the recent storms.

Open to the Public

Mayor Chegwiddden opened the meeting to the public.

Paul Breda, 6 Potter Lane: Mr. Breda had some questions relating to the 74-unit obligation for the affordable housing. Ms. Caldwell advised that we do have the 14 carryover units and the rest we are hoping to be able to put to the side due to a vacant land adjustment. Mr. Breda then asked questions relating to the PILOT agreement with Centennial Court that was done in 2019. Mayor Chegwiddden advised that the rehab referenced has already been completed, they redid all of the common areas, the outside, and renovated apartments as people moved out. If we didn't have an agreement the Seniors wouldn't be able to stay there as their rent would go sky high.

Daniel Herrera, Luna Restaurant and Bar: Mr. Herrera thanked Chief Young and Ms. Evangelista for their help with his liquor license transfer. He is very happy for the opportunity and is looking forward to it.

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

Adjournment

A motion to adjourn was made by Councilman Binkoski and was seconded by Council President Norton.

January 20, 2025

BOROUGH OF WHARTON

ATTEST:

WILLIAM J. CHEGWIDDEN,
MAYOR

Gabrielle Evangelista,
Borough Clerk