



## Borough of Florham Park Borough Council Meeting Minutes August 26, 2015

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Mayor Taylor called the Regular Meeting of the Borough Council to order at 7:00 p.m. He asked the Clerk if the requirements of the Open Public Meetings Act had been met. Borough Clerk Sheila Williams stated that adequate notice of the meeting had been made. It was included in the Annual Notice of Meetings published in the Florham Park Eagle. In addition to advertisement, the annual legal notice was posted on the Municipal Bulletin Board. Mrs. Williams also stated that a copy is on file in the Clerk's Office in the Borough Hall in accordance with N.J.S.A 10:4-6.

Mayor Taylor asked the Borough Clerk to call the roll as follows:

Governing Body Member	Present	Absent
Mayor Taylor	X	
Council President Malone	X	
Councilman Germershausen	X	
Councilwoman Cefolo-Pane	X	
Councilman Carpenter	X	
Councilman Michalowski	X	
Councilman Zuckerman	X	

Additional Borough Officials present were Borough Clerk Sheila Williams, Administrator William Huyler as well as Borough Attorney Joseph Bell.

Mayor Taylor asked everyone to stand and lead the Pledge of Allegiance

## COMMUNICATIONS:

Mayor Taylor stated that there were several items of public communications listed on the agenda. He asked if there were any questions on the items. He stated that if anyone would like to review any of the documents, they are on file in the Borough Clerk's Office. There were no questions on the following communications on record:

- Notification, Morris County Planning Board, Pre-Construction Meeting
- Twp. of Livingston, Notice of Ordinance Introduction # 16-2015, Amending Ch. 170
- Twp. of Hanover, Notice of Ordinance Introduction #23-2015, Amending Ch. 166
- Twp. of Hanover, Notice of Ordinance Adoption # 17-15, Amending Ch. 166
- Letter from Mayor Taylor notifying Borough Officials of his absence
- Invitation from the County of Morris to 9/11 Candlelight Vigil
- Letter from Foresome Group, LLC regarding Chapter 250

## MINUTES FOR APPROVAL:

Councilman Zuckerman made a motion to approve the following meeting minutes:

- Minutes of the July 16, 2015 Work Session
- Minutes of the July 16, 2015 Regular Meeting

The motion was seconded by Councilwoman Cefolo-Pane

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

## PROCLAMATION:

Mayor Taylor read a Proclamation congratulating the Florham Park Public Library on their 50<sup>th</sup> Anniversary. Librarian Joan Hipp as well as members of the Library Board of Trustees were on hand to accept the Proclamation. The Proclamation read as follows:

# PROCLAMATION

**WHEREAS**, the Florham Park Free Public Library was incorporated and the Florham Park Free Public Library Board of Trustees was established and appointed on December 29, 1964; and

**WHEREAS**, the Florham Park Public Library began its operations in the Ridgedale Middle School Library, offering read-aloud programs for children and access to many new books; and,

**WHEREAS**, on September 1, 1965, the Library moved to a building at 162 Columbia Turnpike opening for limited service on September 16, 1965 and full service on October 18, 1965; and,

**WHEREAS**, the Library moved to the former firehouse building in 1968 and remained there until a new building was constructed in 1979/80. This building was later expanded into the present building with enthusiastic community support; and,

**WHEREAS**, the Florham Park Public Library has endeavored for 50 years to meet the needs of Florham Park residents of all ages through a variety of books, media, and programming and has continuously adapted its services to the evolving needs of the community growing from 600 registered borrowers in 1965 to the current 5,534 registered borrowers, as well as a collection of 59,000 items and circulation of 104,500 items per year; and,

**WHEREAS**, this September marks the 50th Anniversary of the Florham Park Public Library in a dedicated space.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Governing Body of the Borough of Florham Park, County of Morris, State of New Jersey, recognizes and applauds the Florham Park Public Library for its many years of serving our community and hereby extend their:

Congratulations and Best Wishes  
On the 50<sup>th</sup> Anniversary of  
The Florham Park Public Library

GIVEN, under my hand this 26<sup>th</sup> day of August Two Thousand and Fifteen

Mark Taylor, Mayor

## APPOINTMENTS:

Councilman Carpenter made a motion to approve the appointment of Andrew Schmidt, Jeffrey Rolsing and Nicholas Markferding as regular firefighters in the Florham Park Fire Department effective immediately. The motion was seconded by Councilman Zuckerman.

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

## ORDINANCES FOR SECOND READING:

# 15-13 Designating the Borough Administrator as the “Appropriate Authority” with respect to Police Department Policies and Procedures

Councilman Carpenter read Ordinance # 15-13 and moved for its adoption. He stated that the Ordinance was introduced and passed on first reading at a regular meeting of the Borough Council held on July 16, 2015 as follows:

### **BOROUGH OF FLORHAM PARK ORDINANCE # 15-13**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO DESIGNATE THE BOROUGH ADMINISTRATOR AS THE “APPROPRIATE AUTHORITY” WITH RESPECT TO POLICE DEPARTMENT POLICIES AND PROCEDURES**

Mayor Taylor asked the Borough Clerk to read a summary of the legal notice.

Borough Clerk Williams read a summary of the legal notice and stated that the Ordinance had been published as required by law, posted on the bulletin board in Borough Hall and that copies had been made available to members of the general public desiring same.

Mayor Taylor opened the meeting to the public on the Ordinance and stated that any taxpayer of the Borough of Florham Park or any interested persons could be heard.

Seeing no members of the public who wished to be heard, Mayor Taylor closed the meeting to the public.

Councilman Carpenter read the following resolution and moved its adoption:

**RESOLVED**, that the Ordinance, as read by title, on second reading, at this Regular meeting, be adopted and finally passed.

The motion was seconded by Council President Malone

**Vote:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen		X			
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
<b>Total</b>	<b>5</b>	<b>1</b>			

Mayor Taylor declared the Ordinance adopted and finally passed. He asked the Borough Clerk to publish proper notice of the adoption and record the Ordinance in the proper places.

**# 15-14 Amending Chapter 199, Signs, of the Borough Code**

Councilwoman Cefolo-Pane read Ordinance # 15-14 and moved for its adoption. She stated that the Ordinance was introduced and passed on first reading at a regular meeting of the Borough Council held on July 16, 2015 as follows:

**BOROUGH OF FLORHAM PARK  
ORDINANCE # 15-14**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF  
FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND  
CHAPTER 199, SIGNS, OF THE CODE OF THE BOROUGH OF FLORHAM PARK**

Mayor Taylor asked the Borough Clerk to read a summary of the legal notice.

Borough Clerk Williams read a summary of the legal notice and stated that the Ordinance had been published as required by law, posted on the bulletin board in Borough Hall and that copies had been made available to members of the general public desiring same.

Mayor Taylor opened the meeting to the public on the Ordinance and stated that any taxpayer of the Borough of Florham Park or any interested persons could be heard.

Seeing no members of the public who wished to be heard, Mayor Taylor closed the meeting to the public.

Councilwoman Cefolo-Pane read the following resolution and moved its adoption:

**RESOLVED**, that the Ordinance, as read by title, on second reading, at this Regular meeting, be adopted and finally passed.

The motion was seconded by Councilman Germershausen

Vote:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Mayor Taylor declared the Ordinance adopted and finally passed. He asked the Borough Clerk to publish proper notice of the adoption and record the Ordinance in the proper places.

**ORDINANCES FOR FIRST READING:**

#15-11 To Amend Chapter 250, Zoning CI to MF-4 Zone

Councilwoman Cefolo-Pane introduced Ordinance # 15-11 by title, explained the purpose of the ordinance and moved for approval on first reading. The motion was seconded by Councilman Germershausen.

**BOROUGH OF FLORHAM PARK  
ORDINANCE # 15-11**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO AMEND CHAPTER 250 ZONING, OF THE CODE OF THE BOROUGH OF FLORHAM PARK**

**VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. She further stated that the Council would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Germershausen

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

#15-15 To Amend Chapter 250, Zoning, POD-S Zone

Councilwoman Cefolo-Pane introduced Ordinance #15-15 by title, explained the purpose of the ordinance and moved for approval on first reading. The motion was seconded by Council President Malone.

**BOROUGH OF FLORHAM PARK  
ORDINANCE #15-15**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND CHAPTER 250, ZONING OF THE CODE OF THE BOROUGH OF FLORHAM PARK WITH RESPECT TO SECTION 117 AND**

119

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski					
Zuckerman	X	X			
Total	5	1			

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. She further stated that the Council would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Council President Malone.

**VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman		X			
Total	5	1			

**#15-16 To Amend Chapter 250- 2.2- ZONING FEES**

Councilwoman Cefolo-Pane introduced Ordinance # 15-16 by title, explained the purpose of the ordinance and moved for approval on first reading. The motion was seconded by Councilman Zuckerman

**BOROUGH OF FLORHAM PARK  
ORDINANCE #15-16**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO AMEND CHAPTER 250, ZONING, TO ESTABLISH CERTAIN FEES**

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. She further stated that the Council would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Zuckerman.

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

**#15-17 To Amend Chapter 188, Regulations for Bamboo**

Councilwoman Cefolo-Pane introduced Ordinance # 15-17 by title, explained the purpose of the ordinance and moved for approval on first reading. The motion was seconded by Councilman Germershausen

**BOROUGH OF FLORHAM PARK  
ORDINANCE #15-17**

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS, STATE OF NEW JERSEY SUPPLEMENTING AND AMENDING CHAPTER 188 OF THE BOROUGH'S PROPERTY MAINTENANCE CODE BY ADOPTING REGULATIONS FOR THE PLANTING, GROWING, MAINTAINING AND/OR CULTIVATING OF BAMBOO**

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. She further stated that the Council would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Germershausen.

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

**#15-18 To Amend Fees For Fire Inspections**

Councilman Carpenter introduced Ordinance # 15-17 by title, explained the purpose of the ordinance and moved for approval on first reading. The motion was seconded by Councilman Zuckerman

**BOROUGH OF FLORHAM PARK  
ORDINANCE #15-18**

**AN ORDINANCE AMENDING CHAPTER 134 OF THE REVISED GENERAL  
ORDINANCES OF THE BOROUGH OF FLORHAM PARK TO REVISE FEES FOR  
THE INSPECTION OF BUILDINGS NOT COVERED BY THE STATE INSPECTION  
FEE SCHEDULE**

**VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
<b>Total</b>	<b>6</b>				

Councilman Carpenter stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. He further stated that the Council would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. He asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilman Carpenter moved for approval of the Ordinance on first reading, seconded by Councilwoman Cefolo-Pane

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

#15-19 To Amend Chapter 250, Use of Storage Containers

Councilwoman Cefolo-Pane introduced Ordinance # 15-19 by title, explained the purpose of the Ordinance and moved for approval on first reading. The motion was seconded by Councilman Zuckerman

**BOROUGH OF FLORHAM PARK  
ORDINANCE # 15-19**

**ORDINANCE OF THE BOROUGH OF FLORHAM PARK AMENDING AND SUPPLEMENTING THE ZONING ORDINANCE OF THE BOROUGH OF FLORHAM PARK TO REGULATE THE PLACEMENT AND USE OF PORTABLE ON-DEMAND STORAGE CONTAINERS IN RESIDENTIAL ZONES**

VOTE:

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

Councilwoman Cefolo-Pane stated that the above Ordinance was introduced and read by title at this regular meeting held on August 26, 2015. She further stated that the Council

would consider this ordinance for a second reading and final passage on September 24, 2015 at 7:00 p.m. prevailing time in the Municipal Building. She asked the Clerk to publish the proper notice and to post the ordinance on the bulletin board in the Municipal building.

Councilwoman Cefolo-Pane moved for approval of the Ordinance on first reading, seconded by Councilman Zuckerman

**ROLL CALL VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

**# 15-20 To Amend Chapter 2, Adding an Anti-Nepotism Policy**

**BOROUGH OF FLORHAM PARK  
COUNTY OF MORRIS, STATE OF NEW JERSEY  
ORDINANCE # 15-20**

**AN ORDINANCE AMENDING CHAPTER 2 OF THE REVISED GENERAL  
ORDINANCES OF THE BOROUGH OF FLORHAM PARK BY ADDING A NEW  
SECTION, ENTITLED “ANTI-NEPOTISM POLICY,” TO PREVENT NEPOTISM AND  
FAVORITISM IN HIRING AND ADMINISTRATION**

Council President Malone stated that further revisions need to be made to the anti-nepotism ordinance and made a motion to table it until further notice. The motion was seconded by Councilman Germershausen.

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski	X				
Zuckerman	X				
Total	6				

## RESOLUTIONS FOR APPROVAL - CONSENT AGENDA:

Councilman Malone made a motion to approve the following resolutions on the agenda under “Consent Agenda” via a single motion of the Council. He asked the Borough Clerk to read the resolutions into the record. The following Resolutions were presented:

- # 15-96 Appointing Temporary, Part-Time At-Will Inspectors
- # 15-97 Authorizing a Grant for the Little Red Schoolhouse
- # 15-98 Authorizing a Settlement - Hopkins v. Borough of Chatham, et al
- # 15-99 Authorizing Donation of Fire Equipment
- # 15-100 Authorizing a Change Order for FP Main Pool Improvements
- # 15-101 Authorizing Release of a Surety Bond to Wells REIT II
- # 15-102 Authorizing a Bid Award to Top Line Construction for the Vreeland Road Improvement Project
- # 15-103 Authorizing the Sale and Award of Bonds
- # 15-104 Cancelling Property taxes for Block 2009. Lot 2.01
- # 15-105 Authorizing a Tax Lien Redemption for Block 2703, Lot 42
- # 15-106 Authorizing Adoption of A Multi-Hazard Mitigation Plan
- # 15-107 Authorizing hiring of Crossing Guard, FPPD
- # 15-108 Authorizing the hiring of Employees in the DPW
- # 15-109 Authorizing a Developers’ Agreement with the Goddard School, KBS II 100-200 Campus Drive, LLC
- # 15-110 Authorizing the Installation of a Directional Sign on Campus Drive for the Goddard School

The motion was seconded by Councilman Germershausen

**ROLL CALL VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X*				
Michalowski	X				
Zuckerman	X**				
Total	6				

**\*\*Councilman Carpenter voted affirmatively to approve all Resolutions with the exception of #15-110, for which he abstained.**

**\*\*Councilman Zuckerman voted affirmatively to approve all Resolutions with the exception of #15-110, for which he abstained.**

**Payment of Vouchers:**

Council President Malone read a summary of the current bills list and made a motion to approve it in the amount of \$5,349,740.19. The motion was seconded by Councilman Zuckerman.

**VOTE:**

Council Member	Aye	Nay	Abstain	Absent	Comments
Malone	X				
Germershausen	X				
Cefolo-Pane	X				
Carpenter	X				
Michalowski				X	
Zuckerman	X				
Total	5			1	

**Privilege of the Floor:**

Mayor Taylor opened the meeting to the public as follows:

Seeing no members of the public who wished to be heard, Mayor Taylor closed the meeting to the public.

## ADJOURNMENT:

It was regularly moved by Councilman Carpenter, seconded by Councilman Michalowski that the meeting be adjourned at 8:25 p.m.

Respectfully submitted,

Sheila A. Williams, R.M.C.  
Borough Clerk  
September 20, 2015