



**Florham Park Borough Council
Thursday, September 26, 2014
Wyndham Hamilton Park Hotel & Conference Center
Summit Meeting Minutes**

Mayor Taylor called the work session to order at 2:00 p.m. He asked the Borough Clerk for a roll call:

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

OPENING REMARKS:

Mayor Taylor thanked everyone for coming. He stated that we are living in exciting times with all of the things going on in Florham Park, especially new ratables.

He stated that the purpose of the meeting was to discuss planning for items in each portfolio, although there were other items the Council wanted to discussed as well that are listed on the agenda.

The Mayor discussed the flow of the Agenda – he stated that all Agenda items should be given to the Borough Clerk on Thursday, one week prior to the meeting in order to give everyone enough time to review the items presented for approval. The Mayor also stated that work sessions are for portfolio updates and council planning, not for regular business such as ordinances and resolutions. Only in the event of an emergency should those items appear on the agenda.

Mayor Taylor suggested newly elected official training for Council members; Borough Clerk stated that there will be training available in January and February 2015 for this purpose; newly elected official handbooks have been ordered. She will notify the Council of the dates when information has been received.

Mayor has asked Budget Consultant Jon Rheinhardt to hold a budget clinic to educate the Council on the budget process; Jon Rheinhardt has developed a curriculum for this purpose. The clinic will probably take ½ day and could possibly be held on a Saturday.

Councilman Malone stated that the clinic is more about the budget “process” not the results. The Council has done a good job with the numbers.

Mayor Taylor asked Borough Administrator Bill Huyler to provide an overview of the budget process.

Mr. Huyler stated that to make the budget more inclusive, department heads will go over their budgets with the liaisons. When that has been completed, it will be distributed to the Council so that everyone can review all portfolios.

We are still going to work from a Budget Committee which is comprised of Councilman Malone, Council President Carpenter, Mayor Taylor and myself.

Mayor Taylor stated that last year the budget process took longer because the Borough was dealing with Moody’s and the AAA rating; this definitely detracted from time spent on the budget.

Councilwoman Cefolo-Pane inquired as to the timing on the budget; need more time to review before voting on it.

Borough Administrator Bill Huyler said there should be more time this year. He indicated if the Council is comfortable they will proceed as discussed.

Councilman Malone said the budget will take more time this way.

Council President Carpenter stated that the budget touches everyone and being inclusive is essential. The budget process last year did not leave everyone feeling like they were involved.

Mayor Taylor asked if everyone was okay with the budget process for this year as discussed. Council indicated they were.

Mayor Taylor mentioned that he would like everyone to start thinking about naming the Elm Street Recreation Complex. He stated that members of the public had suggested naming it after John Cunningham, although he feels naming something at the library after Mr. Cunningham would be more appropriate.

Councilman Malone stated that the Athletic Foundation should be included in the naming process.

Councilman Germershausen suggested an interim name. Councilman Malone didn't think it would be worthwhile to have an interim name for the park.

Paul Laurenzi, Park Street, stated that the Council could consider naming the individual fields.

COUNCIL DISCUSSIONS:

Council President Carpenter:

Stated that the Council has a common thread and possesses a diverse set of skills, although they have hit some bumps in the road.

Would like to get information mechanisms in place to improve communications among the council members; Council discussed better ways to improve communications.

Councilman Zuckerman would like a definite path as to who to go to when he has an issue

Councilman Malone said that Council people should not reach into another Council persons portfolio without the courtesy of first contacting the liaison

Borough Administrator William Huyler stated that anything that has to do with operations of the Borough should go through him at all times.

Council President Carpenter wondered where some Resolutions or Ordinances come from; they just appear on the agenda

Borough Clerk Sheila Williams stated that Resolutions or Ordinances are either generated from Department Heads, the Administrator or Council Liaisons; she is asked to put them on the agenda. The Borough Administrator and Clerk review the agenda to ensure they have captured everything that needs to be addressed. The Clerk reviews the agenda with the Mayor and then it is sent out to the Council. Department Heads should be making their liaisons aware of what is on the agenda.

Borough Attorney Joseph Bell stated that the Mayor sets the agenda.

Councilwoman Cefolo-Pane stated that there was a zoning Ordinance she was not aware of.

Councilwoman Cefolo-Pane asked that the scanned copies of the agenda be named "agenda" when it is sent out so that she knows what file it is.

Council President Carpenter stated there are things discussed at work sessions, i.e. changing of diner hours that are discussed then forgotten about. We need to address those things.

Borough Clerk Sheila Williams suggested a punch list to keep track of items.

Council President Carpenter discussed the possibility of developing a nepotism ordinance. Having it formalized would be a good idea. He would like to hear everyone's feelings on it. He thinks department heads should be included in that; not just council people. He stated he would like to hear everyone's feelings on that.

Councilwoman Cefolo-Pane stated that both of her children work at the camp. She can understand why people would say things about it. She stated there needs to be a policy in place; put new parameters on it.

A committee was suggested to look at this; Mayor Taylor asked for volunteers.

Councilman Zuckerman, Councilman Michalowski and Councilman Malone volunteered to be on the committee.

A suggestion was made on a forming a committee on employment issues such as criteria and policies. Councilman Germershausen, Councilwoman Cefolo-Pane and Council President Carpenter volunteered to be on that committee.

Councilman Germershausen:

Discussed Senior Housing – thinks 2 BR units are okay for seniors
Possibility of joint venture partners; maybe Alfieri who has a big piece of property.

Senior Housing on Park Avenue, Rockefeller Group; not developed yet

Discussed possible locations for senior housing; Delana property across from Ridgedale School, Williams Property.

Discussed the possibility of going after grants.

Councilwoman Cefolo-Pane asked how many units were being considered and if they had any cost projections.

Councilman Germershausen said he does not have cost projections, but thinks possibly 20-30 units

Council President Carpenter stated that he thinks we should find out if there is a need first; there are many things to consider

Councilman Germershausen stated that this would not be a project that would be done overnight – could take at least 5 years.

Discussed water rates; need to change the rates to pay for Manganese treatment plant.

Director of Community Services Carl Ganger discussed the fact that we could save money on bonding process if we do it ourselves. He would like to try and get it in place by the beginning of

the year. Water Department currently running at a deficit with regard to water operations; the Borough needs to move forward with the rates.

Mayor Taylor called for a break at 3:20 p.m.

Council re-adjourned at 3:45 p.m.

Councilwoman Cefolo-Pane:

Discussed flow of information; how decisions are made. Need to improve on this process. For example men were assigned to work at the Gazebo Concerts without discussing it with her.

Need to know in advance about Zoning Ordinances; referred to C1 Zone Ordinance. Mayor Taylor stated that he had discussed this Ordinance with her. This Ordinance was generated from the Planning Board, which we sit on.

Wanted to clarify budget process.– Mr. Huyler stated that there will be two weeks to present budget to liaisons; will then present to the entire Council.

Councilwoman Cefolo-Pane asked about the status of personnel evaluations. She asked if the evaluations were based on percentages or were just a pass/fail.

Mr. Huyler stated that the partial year evaluations are due to the Council on December 1st; as long as the employee gets a satisfactory rating of 3 or above, they will get the entire budgeted amount.

Councilman Malone:

Councilman Malone discussed Mack-Cali status; if that entrance were opened; might want to put a sign in there saying something like “Come to Florham Park; Town Center ¼ Mile” or something to that effect.

Eyesore house – 89 Brooklake Road; still involved in lawsuit with prefab developer of that home

Discussed energy efficiency; Honeywell Building Solutions has energy efficient improvement solutions. NJ Clean energy offers incentives for energy savings. Discussed the fact that a lot of energy is being used by the Borough and should take measures to conserve.

Borough Administrator Bill Huyler stated that the Borough recently participated in the NJ Smart program and have made strides to become more energy efficient; light switches, bulbs, etc. have been changed to fit the energy efficient criteria. Mr. Huyler asked Mr. Malone to forward information to him.

Discussed Brooklake Road; driving, jogging walking and biking on that road is hazardous and an accident waiting to happen. Discussed the possibility of getting some sidewalks there. We have some crown jewels there. Is it possible to add a sidewalk adjacent to Brooklake Road through the Fish property?

Contacted Geraldine Dodge; gives out grants, may be able to use for Spring Garden Lake. The Borough is being taken into consideration for a grant.

Councilman Malone mentioned that Florham Park Little League recently held a charity event and donated \$750.00 to the Make Some Noise Foundation and \$750.00 to the Florham Park First Aid Squad.

Councilman Michalowski:

Councilman Michalowski stated that the items he had on the agenda were regarding the process and how things get on the agenda and had already been discussed. He didn't have a clear picture of how things ended up on the agenda before.

Councilman Michalowski asked how the Borough can prevent something like 89 Brooklake again. Mayor Taylor stated that it would be tough.

Councilman Michalowski stated that a group would like to come to the Council meeting on October 16th to make a presentation on feral cats; have been allotted 30 minutes for their presentation.

Councilman Zuckerman:

Councilman Zuckerman requested an update on the budget for this year to date. How are we doing? Can that be provided?

Requested quarterly reports on capital projects; either monthly or quarterly would work

Would like to receive the agenda earlier to give more time to review the items

Councilman Zuckerman stated that the Council should be talking to each other and not be at war with one another. The Council should work together. No other Council person should take offense if someone asks a question about something that is not in their portfolio.

Mayor Taylor wanted to let the Council know that he was approached by a realtor who told him that Elm Street is one of the greatest selling points in Florham Park.

Mayor Taylor thanked everyone for their input and for taking time out of their schedules to attend the Summit Meeting.

PRIVILEGE OF THE FLOOR:

Mayor Taylor opened the meeting to the public.

Frank Laurenzi, Park Street wished to be heard as follows:

Mr. Laurenzi asked what the money from the Jets was going to be used for.

Mayor Taylor stated that it would be for the Pre-Fab Building for bathrooms and a snack bar.

Seeing no more members of the public who wished to be heard, he closed the meeting to the public.

ADJOURNMENT:

At 5:00 p.m., on a motion made by Councilman Germershausen, seconded by Councilman Malone, the work session was adjourned by a unanimous vote.

Respectfully submitted,

Sheila A. Williams, R.M.C.
Borough Clerk
October 15, 2014